HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Edmonton CMA

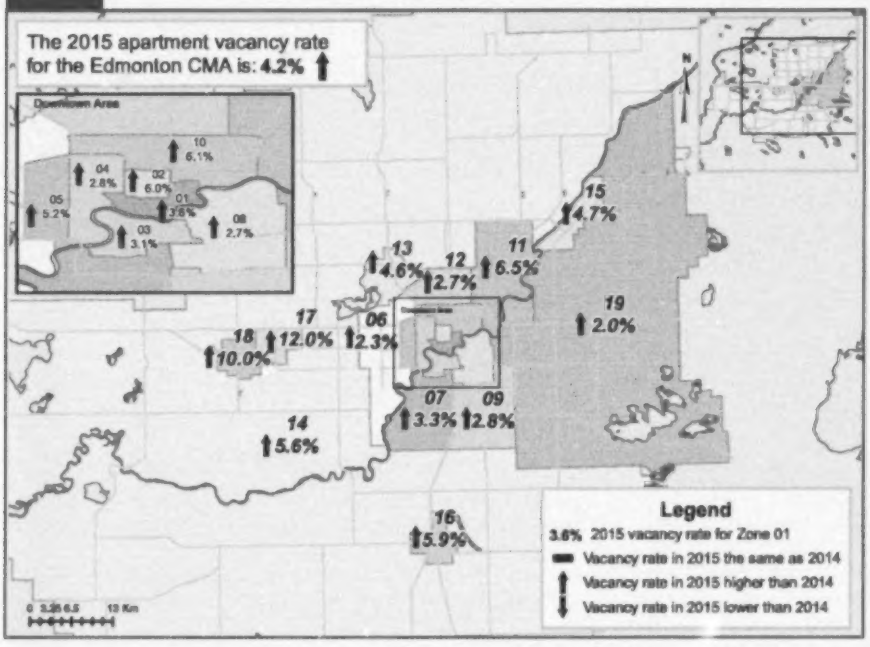
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

## Highlights

- In the primary rental market, the apartment vacancy rate in the Edmonton CMA increased to 4.2 per cent in October 2015 from 1.7 per cent in October 2014.
- The average rent for a two-bedroom apartment in new and existing structures was $1,259 per month in October 2015.
- In rental structures common to both the October 2014 and 2015 surveys, the year-over-year change in the average rent for a two-bedroom apartment was 2.2 per cent.

Figure 1

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## Primary Rental Market Survey

### Overview: Vacancies and rents increased in the Edmonton CMA

According to the results of the Rental Market Survey conducted by CMHC in October 2015, the vacancy rate[1] in the primary rental market in the Edmonton Census Metropolitan Area (CMA) increased to 4.2 per cent, up from 1.7 per cent in October 2014. This marks the second consecutive year the vacancy rate has increased.

An increase in the number of rental apartments in Edmonton drove the vacancy rate higher. There were an additional 2,324 apartments in Edmonton's primary rental market in October 2015 compared to October 2014. At the same time, lower migration and slower employment growth in Edmonton led the demand for rental units to grow at a slower pace. The smaller uptick in demand for rental units was more than offset by higher supply, leading to a higher vacancy rate.

With the vacancy rate on the rise, rent growth slowed in the Edmonton CMA. Same-sample rents[2] for two-bedroom apartments increased 2.2 per cent year-over-year, down from 6.1 per cent in 2014. This also represents the slowest pace of rent growth since 2011. Accounting for both new and existing structures, the average rent for a two-bedroom apartment[3] was $1,259 per month in October 2015.

The overall apartment availability rate[4] in the Edmonton CMA moved from 2.5 per cent in October 2014 to 6.1 per cent in the same month of 2015. Similar to the increase in the vacancy rate, the higher availability rate reflects softer conditions in the rental market. The differential

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct. 2014 | Oct. 2015 |
|---|---|---|
| Abbotsford-Mission | 3.1 | 0.8 |
| Barrie | 1.6 | 1.3 |
| Brantford | 2.4 | 2.5 |
| Calgary | 1.4 | 5.3 |
| Edmonton | 1.7 | 4.2 |
| Gatineau | 6.5 | 5.9 |
| Greater Sudbury | 4.2 | 3.5 |
| Guelph | 1.2 | 1.2 |
| Halifax | 3.8 | 3.4 |
| Hamilton | 2.2 | 3.4 |
| Kelowna | 1.0 | 0.7 |
| Kingston | 1.9 | 2.8 |
| Kitchener-Cambridge-Waterloo | 2.3 | 2.4 |
| London | 2.9 | 2.9 |
| Moncton | 8.7 | 7.4 |
| Montréal | 3.4 | 4.0 |
| Oshawa | 1.8 | 1.7 |
| Ottawa | 2.6 | 3.4 |
| Peterborough | 2.9 | 3.7 |
| Québec | 3.1 | 4.0 |
| Regina | 3.0 | 5.4 |
| Saguenay | 4.2 | 7.1 |
| Saint John | 9.0 | 8.5 |
| Saskatoon | 3.4 | 6.5 |
| Sherbrooke | 5.4 | 5.8 |
| St. Catharines-Niagara | 3.6 | 2.8 |
| St. John's | 4.6 | 4.7 |
| Thunder Bay | 2.3 | 4.6 |
| Toronto | 1.6 | 1.6 |
| Trois-Rivières | 5.3 | 6.0 |
| Vancouver | 1.0 | 0.8 |
| Victoria | 1.5 | 0.6 |
| Windsor | 4.3 | 3.9 |
| Winnipeg | 2.5 | 2.9 |
| **Total** | **2.8** | **3.3** |

Figure 2

Source: CMHC, October Survey

[1] Based on privately initiated rental apartment structures of three or more units.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[3] Rents may not include utilities such as heating and electricity.

[4] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

between the vacancy rate and the availability rate also widened to 1.9 percentage points in October 2015, up from 0.8 percentage points in the same month one year prior. A larger differential between the availability rate and the vacancy rate would point to more units becoming vacant in the months ahead.

The vacancy rate of purpose-built rental row (townhouse) units was 4.8 per cent in October 2015, up from 1.7 per cent one year prior. The increase in the vacancy rate for row units was a result of lower demand as the universe of row units in the primary rental market remained relatively stable. Weaker demand for purpose-built rental row units led to slower rent growth. Same-sample rents for row units increased 2.1 per cent year-over-year, down from 7.6 per cent in 2014. When both new and existing structures are included, rent for a two-bedroom row unit averaged $1,280 per month in October 2015.

## Submarket results: Vacancy rate increases in all areas

The apartment vacancy rate in the Edmonton CMA was 4.2 per cent in October 2015, the highest rate since 2010. The vacancy rate increased 2.5 percentage points from October 2014 to October 2015, the largest increase in over twenty years. Although the increase was driven by a higher number of apartments in the universe, weaker economic conditions in the Edmonton CMA slowed the pace at which demand for rental units grew.

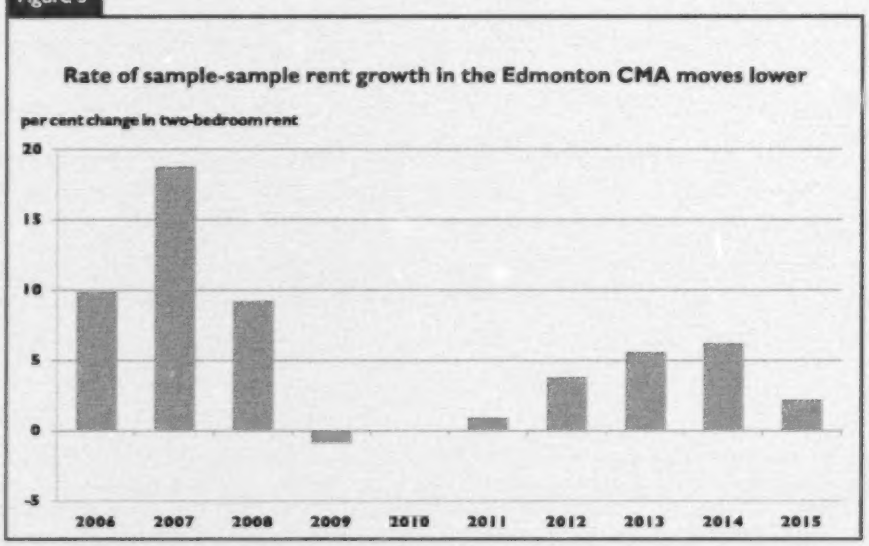
The vacancy rate in the Edmonton CMA ranged from 2.0 per cent in Strathcona County to 12.0 per cent in Spruce Grove. Within Edmonton city limits, the rate varied from 2.3 in West Jasper Place to 6.5 per cent in the North East. The overall rate for the City of Edmonton was 4.0 per cent, while areas outside the city posted an average rate of 6.9 per cent.

The apartment vacancy rate moved up from October 2014 to October 2015 across all zones in the Edmonton CMA. Spruce Grove posted the largest increase in the rate, where it increased from 0.6 per cent in October 2014 to 12.0 per cent in October 2015. Like that of the overall CMA, the increase in Spruce Grove was a result of more units in the rental universe. Other notable areas with large vacancy rate increases include Leduc, where the rate increased from 1.4 per cent to 5.9 per cent, and Stony Plain, where the rate moved from 2.1 per cent to 10.0 per cent. Vacancy rate movements within the City of Edmonton were more modest. In Hudson Bay Reserve, lower demand, coupled with a higher number of rental apartments, contributed to a rise in the vacancy rate, from 2.4 per cent to 6.0 per cent. Similar circumstances led the vacancy rate in Jasper Place to increase from 2.0 per cent to 5.2 per cent under the same comparison.

There was a larger discrepancy in the vacancy rate across bedroom sizes in October 2015 than a year earlier. By bedroom type, the vacancy rate ranged from 3.7 per cent for bachelor units and those units with three or more bedrooms, to 4.7 per cent for two-bedroom units. Growth in the number of rental apartments was concentrated in two-bedroom units which put upward pressure on the vacancy rate. The vacancy rate for one-bedroom units in the Edmonton CMA was 3.8 per cent.

The effect of new supply on the vacancy rate is more apparent when examining vacancy rates by the age of the structure. Buildings built in 2005 or later had a vacancy rate of 6.2 per cent in October 2015, up from 1.7 per cent a year earlier, and the highest rate across all structure age categories. At the other end of the spectrum, the vacancy rate was lowest amongst units in the oldest buildings in the Edmonton CMA. Apartments in structures built before 1960 had a vacancy rate of 3.1 per cent. Not surprisingly, these units also had the lowest average rent among structure age categories. The average

Figure 3



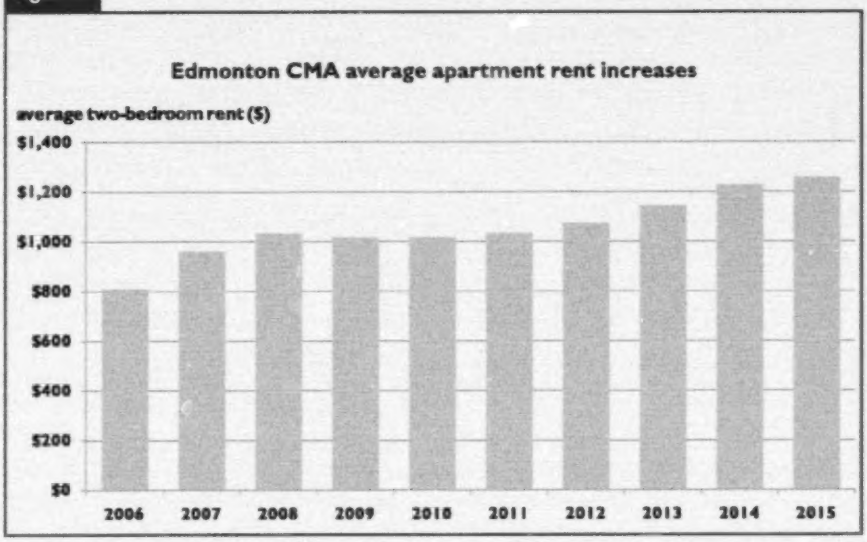

Source: CMHC, October Survey

rent for apartments in a building constructed before 1960 was $987, while the average rent among units in the newest structures, built after 2004, was $1,435.

Two-bedroom rent growth slowed but remained positive in all zones within the City of Edmonton. Growth in East Central and Castledowns was among the highest across Edmonton. Same-sample rent growth within Edmonton city limits, at 2.3 per cent for two-bedroom units, outpaced that in areas outside the city where growth was pegged at 1.1 per cent. This is in line with the higher vacancy rate posted for zones outside of the City of Edmonton. In Leduc, which posted one of the largest increases in the vacancy rate, same-sample rents for two-bedroom units posted a 1.6 per cent decline.

Accounting for both new and existing structures, the average rent for a two-bedroom apartment in the Edmonton CMA was $1,259 in October 2015. The average rent for a two-bedroom apartment varied from $1,012 in North Central to $1,386 in Strathcona County. Two-bedroom apartments in Strathcona County posted a decline in the vacancy rate from October 2014 to October 2015, bucking the overall trend, and supporting higher rents for this unit type in the area.

Figure 4




Source: CMHC, October Survey

## Supply and Demand: New construction supports growth in the universe

Slower employment growth and reduced migration caused demand for rental units in Edmonton's primary rental market to remain relatively flat in 2015. Employment grew by 2.3 per cent in 2014 in the Edmonton CMA, but through the first three quarters of 2015, growth moved down to 1.6 per cent on a year-over-year basis. Although employment growth has slowed, job creation has been balanced between full-time and part-time positions. Edmonton's economy has added an average 10,600 additional full-time jobs in the first nine months of 2015 compared to the same period of 2014. Although slower, employment growth supported a modest increase in demand for rental housing from 2014 to 2015.

Migration has decreased from the peak reached in 2013 in Edmonton and is slowing the growth of rental demand. Net migration is expected to decline to 17,000 in 2015, down from 32,507 in 2014. Recent trends in Alberta migration numbers support this forecast as net migration to the province was down 53 per cent year-over-year through the first six months of 2015. A loss of 14,355 non-permanent residents was a key contributor to the decline as one year prior, Alberta had posted a gain of 1,956 non-permanent residents. While still positive, both interprovincial and international migration moved lower over the same comparison. The decline in migration has contributed to the slower pace of rental demand as many migrants choose to find housing in the rental market.

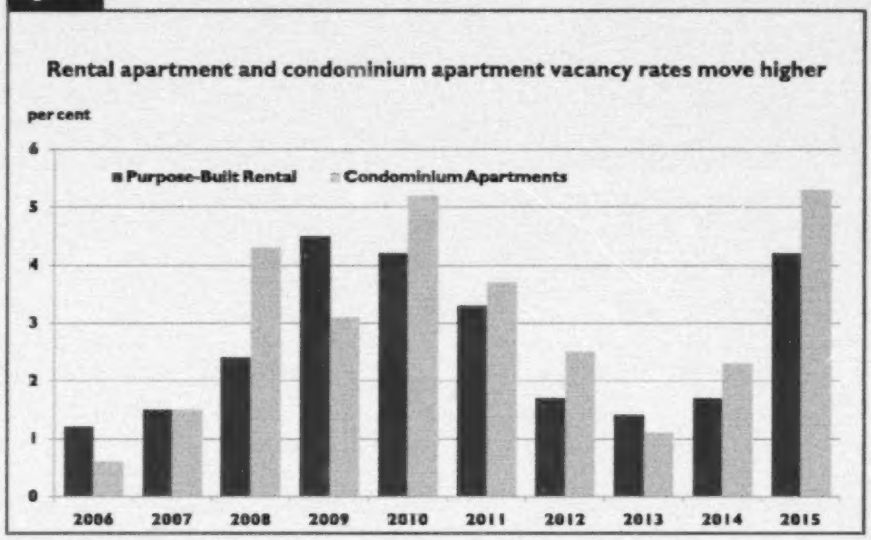
Rental construction in Edmonton has been elevated over the past three years, and this has led to an increase in the number of apartments in Edmonton's primary universe. CMHC's 2015 October survey indicated that there were 62,356 rental apartments in the Edmonton CMA, up from 60,032 in 2014. Growth in the apartment rental universe was seen in all but three zones. The apartment universe expanded at a faster pace in areas outside of the City of Edmonton, where the number of rental apartments increase by 11 per cent from October 2014 to October 2015. This was due, in part, to gains of 244 units in St. Albert and 144 units in Strathcona County.

Growth in Edmonton's rental universe is expected to continue over the next two years. Through the first ten months of 2015, builders started 1,931 market rental apartments in the Edmonton CMA, up from 1,058 in the same period of 2014. Strong rental starts in 2015 brought the number of market rental apartments under construction to 2,556 as of October 2015. As these units move to completion, barring any significant

removal of units due to condominium conversion or demolition, they will contribute to a further expansion of Edmonton's rental universe.

From October 2014 to October 2015, 208 rental units were converted to condominium units in the Edmonton CMA. This is relatively unchanged from the 210 condominium conversions in the preceding year. Competition from the resale market, where listings have been elevated in 2015, has kept condominium conversions relatively low compared to peak numbers posted from 2007 to 2009.

Figure 5




Source: CMHC, October Survey

## Secondary Rental Market Survey[5] :

### Vacancy rate rises for rental condominium apartments

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Mirroring the trend in the primary rental market, the vacancy rate for rental condominium apartments moved higher in the fall of 2015. The vacancy rate increased from 2.3 per cent in 2014 to 5.3 per cent in 2015. In Central Edmonton the vacancy rate moved from 2.3 per cent to 4.2 per cent over the same comparison. In Edmonton's Other Metro zone, the vacancy rate was 2.2 per cent in October 2015, compared to 1.3 per cent in the same month one year prior.

The average rent for a two-bedroom condominium apartment was $1,461 in October 2015, up from $1,179 twelve months prior. Like the traditional rental market, overall changes in rent can be influenced not only by market pressures, but also by the changing composition of the market as units enter and exit the market each year. In Suburban Edmonton, the average rent for a two-bedroom condominium was $1,329.

Of the 45,975 condominium apartments in the Edmonton CMA, 15,049 were identified as being in the rental market in October 2015. The proportion of condominium apartments in the rental market was therefore 32.7 per cent, compared to 33.5 per cent in the same month of 2014. In Central Edmonton, 36.6 per cent of condominium apartments were in the rental universe, compared to 29.8 per cent in Suburban Edmonton. Strong rent growth in the three years prior to 2015 drew more condominium apartments into the secondary rental market. Edmonton has one of the highest proportions of condominium apartments in the rental market amongst major CMAs in Canada.

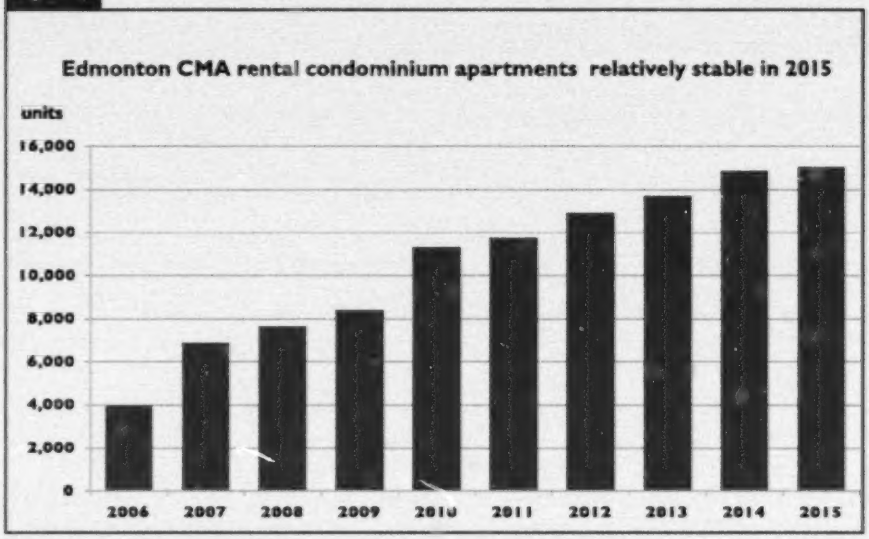
CMHC's Secondary Rental Market Survey also collects information on households living in single-detached houses, semi-detached houses, row/townhome, duplex apartments, and accessory apartments, which include apartments in a residential dwelling, and those in a commercial or other structure, where there are only one or two dwelling units.

[5] The secondary rental market represents self-contained units such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys: of rented condominiums and of rent structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-over-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

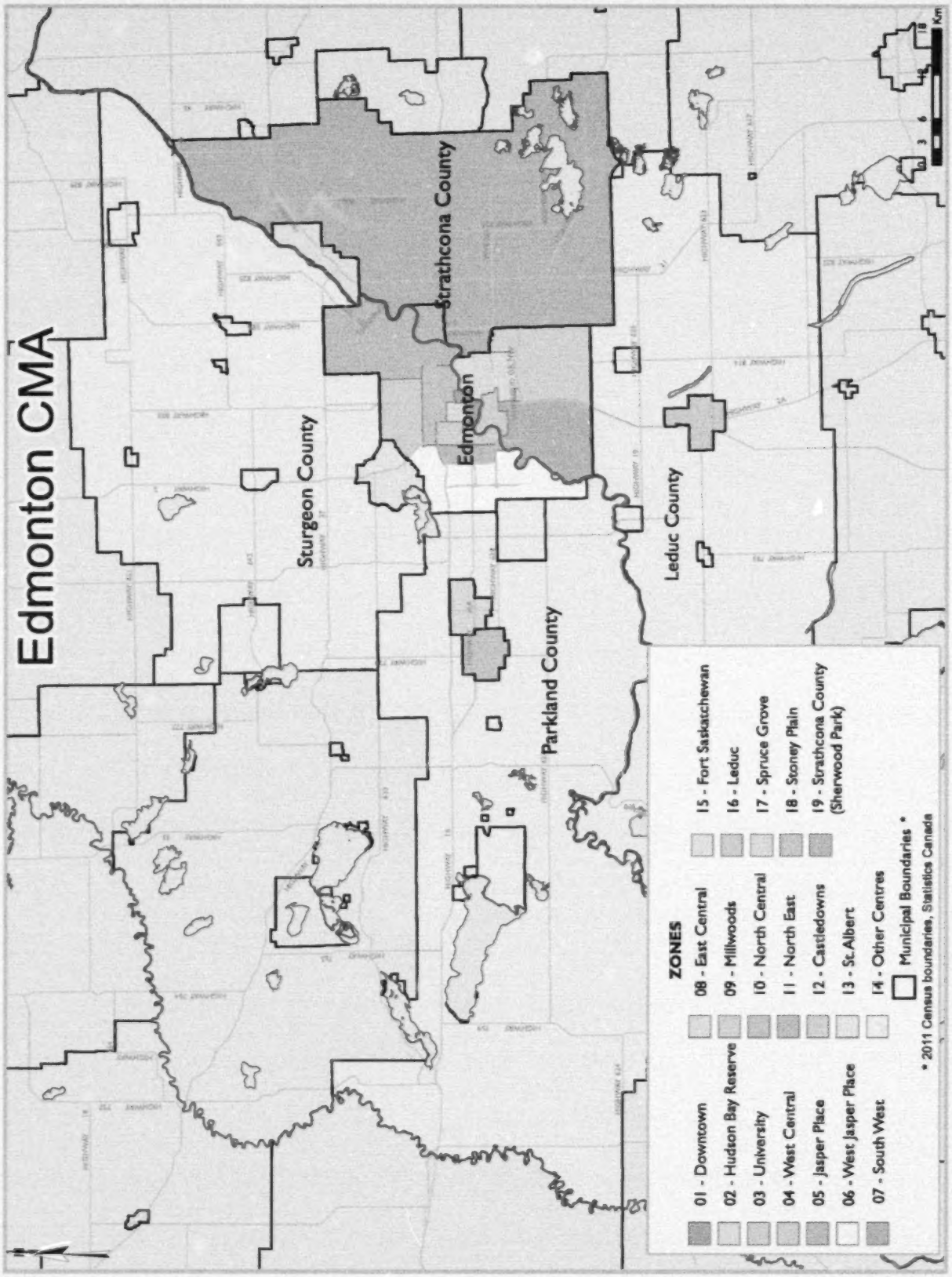
Based on CMHC's survey, there were 58,976 households living in this segment of Edmonton's secondary rental market in the fall of 2015, compared to 58,015 households in the same period of 2014. About 45 per cent of these households lived in a rented semi-detached, row or duplex unit, while an additional 44 per cent were renting a single-detached home.

Households who rented a single-detached dwelling paid an average of $1,479 per month in rent in the fall of 2015, compared to $1,415 one year prior. Semi-detached, row and duplex units commanded an average rent of $1,327, while other units, including accessory suites, posted an average rent of $939.

Figure 6




Source: CMHC, October Survey


Edmonton CMA
Strathcona County
Edmonton
Sturgeon County
Leduc County
Parkland County
Km
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St.Albert
14 - Other Centres
15 - Fort Saskatchewan
16 - Leduc
17 - Spruce Grove
18 - Stoney Plain
19 - Strathcona County (Sherwood Park)
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada

| RMS ZONE DESCRIPTIONS - EDMONTON CMA | |
|---|---|
| Zone 1 | **Downtown** - North: 112 Ave NW, 104 Ave NW, 107 Ave NW; East: North Saskatchewan River; West: Connaught Dr NW; South: North Saskatchewan River. |
| Zone 2 | **Hudson Bay Reserve** - North: 118 Ave NW; East: 101 St NW, 97 St NW; West: 120 St NW; South: 105 Ave NW. |
| Zone 3 | **University** - North: North Saskatchewan River; East: 91 St NW, 95a St NW, 97 St NW; West: North Saskatchewan River; South: 61 Ave NW, 72 Ave NW |
| Zone 4 | **West Central** - North: Yellowhead Trail NW, East: 121 St NW, Connaught Dr NW; West: 149 St NW; South: North Saskatchewan River. |
| **Zones 1-4** | **Edmonton Core** |
| Zone 5 | **Jasper Place** - North: Yellowhead Trail NW; East: 149 St NW; West: 170 St NW; South: Whitemud Dr NW, North Saskatchewan River. |
| Zone 6 | **West Jasper Place** - North: 137 Ave NW, Big Lake; East: 149 St NW, 170 St NW; West: 231 St NW, Winterburn Rd; South: North Saskatchewan River. |
| **Zones 5-6** | **West** |
| Zone 7 | **South West** - North: 72 Ave NW, 60 Ave NW; East: Gateway Blvd NW; West: North Saskatchewan River; South: 41 Ave SW. |
| Zone 8 | **East Central** - North: North Saskatchewan River; East: 34 St NW; West: Gateway Blvd NW, 91 St NW, 95a St NW, 97 St NW; South: Whiemud Dr NW, 51 Ave NW. |
| Zone 9 | **Millwoods** - North: Sherwood Park Fwy, Whitemud Dr NW, 51 Ave NW; East: Meridian St NW; West: Gateway Blvd NW; South: 41 Ave SW. |
| **Zone 7-9** | **South** |
| Zone 10 | **North Central** - North: 137 Ave NW; East: 50 St NW; West: 149 St NW, 121 St NW; South: 112 Ave NW, North Saskatchewan River. |
| Zone 11 | **North East** - North: 259 Ave NW; East: 33 St NE, North Saskatchewan River; West: 66 St NW, 50 St NW; South: North Saskatchewan River |
| Zone 12 | **Castledown** - North: Township Road 542; East: 66 St NW; West: Vaness Rd, Arbor Cres, Mark Messier Trail; South: 137 Ave NW. |
| **Zones 10-12** | **North** |
| **Zones 1-12** | **City of Edmonton** |
| Zone 13 | **St. Albert** - North: Township Road 544; East: Range Road 253, Bellrose Dr, Poundmaker Rd, Vaness Rd; West: Range Road 260, Range Road 260A; South: Big Lake, 137 Ave NW. |
| Zone 14 | **Outlying Areas** |
| Zone 15 | **Fort Saskatchewan** - North: Township Road 554; East: Range Road 220, Range Road 223, Range Road 224, West: North Saskatchewan River; South: Range Road 225. |
| Zone 16 | **Leduc** - North: Airport Rd; East: Range Road 225; West: Range Road 254; South: Township Road 492. |
| Zone 17 | **Spruce Grove** - North: Hwy 16; East: Range Road 271; West: Range Road 275; South: Hwy 628. |
| Zone 18 | **Stony Plain** - North: Between Township Road 532 and Hwy 16a; East: Range Road 275; West: Allan Beach Rd; South: Between Hwy 628 and Township Road 522. |
| Zone 19 | **Strathcona County** - North: North Saskatchewan River; East: Range Road 205, 204, 203, 210, 202; West: Range Road 220, North Saskatchewan River, 34 St NE, Meridian St NW; South: Township Rd 510. |
| **Zone 14-19** | **All Outlying Areas** |
| **Zones 1-19** | **Edmonton CMA** |

| CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA | |
|---|---|
| Sub Area 1 | **Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central). |
| Sub Area 2 | **Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns). |
| Sub Area 3 | **Other Metro** includes RMS Zone 13 (St. Albert); Zone 14 (Outlying Areas); Zone 15 (Fort Saskatchewan); Zone 16 (Leduc); Zone 17 (Spruce Grove); Zone 18 (Stony Plain); and Zone 19 (Strathcona County). |
| **Sub Areas 1-3** | **Edmonton CMA** |

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by Structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

## Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

**Rental Condominium Apartment Data**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

## Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 2.0 b | 3.1 c ↑ | 2.0 a | 3.6 b ↑ | 1.6 a | 4.0 b ↑ | 1.6 b | 2.5 c | 1.8 a | 3.6 a ↑ |
| Hudson Bay Reserve (Zone 2) | 2.8 b | ** | 2.8 c | 6.3 c ↑ | 1.7 b | 5.3 c ↑ | 1.4 c | ** | 2.4 b | 6.0 b ↑ |
| University (Zone 3) | 0.9 d | 3.3 d ↑ | 1.1 a | 3.4 b ↑ | 1.2 a | 2.4 a ↑ | 0.0 c | 1.4 d ↑ | 1.1 a | 3.1 b ↑ |
| West Central (Zone 4) | 2.6 b | 3.4 d ↑ | 2.4 b | 3.5 b ↑ | 1.2 a | 1.8 b ↑ | 0.0 d | 2.0 c ↑ | 1.9 a | 2.8 a ↑ |
| Edmonton Core (Zones 1-4) | 1.8 b | 3.6 d ↑ | 2.0 a | 4.0 b ↑ | 1.4 a | 3.6 b ↑ | 0.9 a | 3.2 b ↑ | 1.8 a | 3.8 a ↑ |
| Jasper Place (Zone 5) | 2.4 c | ** | 2.0 b | 4.9 c ↑ | 1.8 b | 5.7 c ↑ | 3.0 d | 3.3 d | 2.0 a | 5.2 b ↑ |
| West Jasper Place (Zone 6) | 0.0 b | 4.0 a ↑ | 0.8 a | 1.6 a ↑ | 0.5 a | 2.8 a ↑ | 0.3 b | 1.4 a | 0.6 a | 2.3 a ↑ |
| West (Zones 5-6) | 1.2 b | 5.8 d ↑ | 1.5 a | 2.6 b ↑ | 1.1 a | 4.1 b ↑ | 1.6 c | 2.4 b | 1.3 a | 3.8 a ↑ |
| South West (Zone 7) | 1.6 a | 1.5 a - | 1.7 a | 2.6 a ↑ | 1.1 a | 3.8 b ↑ | 1.7 b | 3.5 b ↑ | 1.4 a | 3.3 a ↑ |
| East Central (Zone 8) | 4.9 d | 0.8 a ↓ | 0.5 a | 1.2 a ↑ | 2.3 a | 4.6 b ↑ | 0.0 d | 1.4 a | 1.5 a | 2.7 a ↑ |
| Millwoods (Zone 9) | 0.0 d | 0.0 c - | 0.3 a | 2.8 a ↑ | 0.8 a | 2.8 a ↑ | 1.6 a | 2.8 a | 0.7 a | 2.8 a ↑ |
| South (Zones 7-9) | 2.6 c | 1.1 a ↓ | 1.2 a | 2.3 a ↑ | 1.2 a | 3.6 b ↑ | 1.5 a | 3.1 b ↑ | 1.3 a | 3.1 a ↑ |
| North Central (Zone 10) | ** | 5.1 d | 3.1 d | 5.9 c ↑ | 3.4 d | 6.3 c ↑ | ** | ** | 3.0 c | 6.1 c ↑ |
| North East (Zone 11) | 2.7 c | 4.2 a ↑ | 2.0 a | 5.0 a ↑ | 3.5 a | 7.3 a ↑ | 2.3 a | 6.3 b ↑ | 2.9 a | 6.5 a ↑ |
| Castledowns (Zone 12) | ** | 2.2 a | 1.1 a | 3.4 a ↑ | 0.9 a | 2.4 a ↑ | 1.4 a | 2.6 a | 1.0 a | 2.7 a ↑ |
| North (Zones 10-12) | 1.9 c | 4.7 c ↑ | 2.4 a | 5.2 a ↑ | 2.7 a | 5.7 a ↑ | 1.9 a | 5.6 a ↑ | 2.5 a | 5.5 a ↑ |
| Edmonton City (Zones 1-12) | 1.9 a | 3.7 b ↑ | 1.9 a | 3.9 a ↑ | 1.6 a | 4.1 b ↑ | 1.5 a | 3.7 b ↑ | 1.7 a | 4.0 a ↑ |
| St. Albert (Zone 13) | - | - | 0.0 c | 0.0 c | 2.8 c | 6.1 b ↑ | 0.0 a | 2.2 a ↑ | 1.8 a | 4.6 b ↑ |
| Other Outlying Areas (Zone 14) | 0.0 a | 5.4 a ↑ | 3.0 a | 8.5 b ↑ | 1.6 a | 3.7 c ↑ | ** | 0.0 a | 2.1 a | 5.6 b ↑ |
| Fort Saskatchewan (Zone 15) | ** | ** | 1.3 a | 3.1 b ↑ | 3.0 b | 5.6 a ↑ | - | ** | 2.5 a | 4.7 a ↑ |
| Leduc (Zone 16) | 0.0 a | 0.0 a - | 0.5 a | 2.8 a ↑ | 1.7 a | 7.0 b ↑ | 2.6 a | 2.6 a | 1.4 a | 5.9 b ↑ |
| Spruce Grove (Zone 17) | ** | ** | 0.5 a | 2.4 b ↑ | 0.8 a | ** | 0.0 a | 0.0 a | 0.6 a | 12.0 d ↑ |
| Stony Plain (Zone 18) | ** | ** | 1.5 c | 10.5 c ↑ | 2.3 a | 8.3 a ↑ | 2.1 a | 16.7 a ↑ | 2.1 b | 10.0 a ↑ |
| Strathcona County (Zone 19) | ** | ** | 0.0 a | 0.8 a ↑ | 2.7 a | 2.3 a ↑ | 0.0 a | 4.5 a ↑ | 1.8 a | 2.0 a ↑ |
| All Outlying Areas (Zones 14-19) | 1.6 c | 3.0 c ↑ | 1.1 a | 4.3 b ↑ | 1.9 a | 8.1 b ↑ | 1.4 a | 6.1 b ↑ | 1.7 a | 6.9 b ↑ |
| **Edmonton CMA** | **1.9 a** | **3.7 b ↑** | **1.8 a** | **3.8 a ↑** | **1.7 a** | **4.7 b ↑** | **1.4 a** | **3.7 b ↑** | **1.7 a** | **4.2 a ↑** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 872 a | 900 a | 1,057 a | 1,099 a | 1,330 a | 1,357 a | 1,514 a | 1,593 a | 1,120 a | 1,154 a |
| Hudson Bay Reserve (Zone 2) | 733 a | 719 a | 888 a | 878 a | 1,089 a | 1,097 a | 1,179 a | 1,127 b | 945 a | 945 a |
| University (Zone 3) | 966 b | 972 a | 1,066 a | 1,087 a | 1,328 a | 1,376 a | 1,388 b | 1,340 a | 1,139 a | 1,157 a |
| West Central (Zone 4) | 713 a | 756 a | 910 a | 937 a | 1,087 a | 1,118 a | 1,278 a | 1,347 a | 973 a | 1,004 a |
| Edmonton Core (Zones 1-4) | 868 a | 888 a | 1,014 a | 1,041 a | 1,250 a | 1,275 a | 1,396 a | 1,408 a | 1,078 a | 1,102 a |
| Jasper Place (Zone 5) | 764 a | 793 a | 904 a | 934 a | 1,121 a | 1,155 a | 1,307 a | 1,342 a | 1,007 a | 1,038 a |
| West Jasper Place (Zone 6) | 902 a | 926 a | 1,107 a | 1,114 a | 1,297 a | 1,322 a | 1,453 a | 1,464 a | 1,224 a | 1,242 a |
| West (Zones 5-6) | 833 a | 862 a | 982 a | 1,004 a | 1,219 a | 1,251 a | 1,384 a | 1,405 a | 1,110 a | 1,138 a |
| South West (Zone 7) | 925 a | 947 a | 1,091 a | 1,129 a | 1,274 a | 1,306 a | 1,436 a | 1,433 a | 1,202 a | 1,236 a |
| East Central (Zone 8) | 846 a | 870 a | 926 a | 961 a | 1,096 a | 1,127 a | 1,427 d | 1,490 a | 1,015 a | 1,047 a |
| Millwoods (Zone 9) | 780 b | 876 a | 1,011 a | 1,061 a | 1,312 a | 1,345 a | 1,454 a | 1,489 a | 1,244 a | 1,279 a |
| South (Zones 7-9) | 890 a | 914 a | 1,042 a | 1,081 a | 1,258 a | 1,293 a | 1,439 a | 1,452 a | 1,178 a | 1,214 a |
| North Central (Zone 10) | 729 a | 766 a | 879 a | 892 a | 1,003 a | 1,012 a | 1,162 a | 1,177 a | 909 a | 927 a |
| North East (Zone 11) | 735 a | 791 a | 986 a | 1,037 a | 1,202 a | 1,259 a | 1,302 a | 1,349 a | 1,128 a | 1,192 a |
| Castledowns (Zone 12) | 678 b | 820 a | 1,005 a | 1,020 a | 1,183 a | 1,205 a | 1,348 a | 1,393 a | 1,132 a | 1,168 a |
| North (Zones 10-12) | 726 a | 773 a | 934 a | 955 a | 1,138 a | 1,178 a | 1,292 a | 1,332 a | 1,039 a | 1,080 a |
| Edmonton City (Zones 1-12) | 844 a | 872 a | 1,002 a | 1,030 a | 1,224 a | 1,255 a | 1,376 a | 1,397 a | 1,097 a | 1,128 a |
| St. Albert (Zone 13) | - | - | 988 a | 1,045 a | 1,355 a | 1,383 a | 1,385 a | 1,353 a | 1,285 a | 1,324 a |
| Other Outlying Areas (Zone 14) | ** | 759 b | 866 a | 918 a | 1,124 b | 1,145 a | ** | 1,214 a | 1,013 b | 1,041 a |
| Fort Saskatchewan (Zone 15) | 764 a | 828 a | 998 a | 1,050 a | 1,187 a | 1,260 a | - | ** | 1,117 a | 1,197 a |
| Leduc (Zone 16) | ** | 814 a | 1,008 a | 1,031 a | 1,285 a | 1,246 a | 1,335 a | 1,331 a | 1,226 a | 1,202 a |
| Spruce Grove (Zone 17) | ** | ** | 1,029 a | 1,039 a | 1,224 a | 1,285 a | 1,272 a | 1,242 a | 1,151 a | 1,219 a |
| Stony Plain (Zone 18) | ** | ** | 936 a | 961 a | 1,141 a | 1,145 a | 1,221 a | 1,261 a | 1,116 a | 1,117 a |
| Strathcona County (Zone 19) | ** | ** | 1,040 a | 1,128 a | 1,311 a | 1,386 a | 1,290 a | 1,332 a | 1,236 a | 1,319 a |
| All Outlying Areas (Zones 14-19) | 772 a | 812 a | 986 a | 1,019 a | 1,224 a | 1,257 a | 1,264 a | 1,295 a | 1,150 a | 1,190 a |
| **Edmonton CMA** | **843 a** | **871 a** | **1,001 a** | **1,029 a** | **1,227 a** | **1,259 a** | **1,370 a** | **1,388 a** | **1,103 a** | **1,137 a** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 1,481 | 1,494 | 6,892 | 6,964 | 3,311 | 3,305 | 189 | 195 | 11,873 | 11,958 |
| Hudson Bay Reserve (Zone 2) | 321 | 324 | 2,592 | 2,602 | 1,404 | 1,448 | 67 | 67 | 4,384 | 4,441 |
| University (Zone 3) | 758 | 751 | 3,354 | 3,408 | 1,581 | 1,626 | 133 | 132 | 5,826 | 5,917 |
| West Central (Zone 4) | 186 | 182 | 1,445 | 1,448 | 1,008 | 1,024 | 49 | 59 | 2,688 | 2,713 |
| Edmonton Core (Zones 1-4) | 2,746 | 2,751 | 14,283 | 14,422 | 7,304 | 7,403 | 438 | 453 | 24,771 | 25,029 |
| Jasper Place (Zone 5) | 162 | 164 | 1,984 | 2,006 | 1,545 | 1,558 | 282 | 282 | 3,973 | 4,010 |
| West Jasper Place (Zone 6) | 168 | 170 | 1,218 | 1,256 | 1,825 | 1,979 | 323 | 321 | 3,534 | 3,726 |
| West (Zones 5-6) | 330 | 334 | 3,202 | 3,262 | 3,370 | 3,537 | 605 | 603 | 7,507 | 7,736 |
| South West (Zone 7) | 207 | 213 | 2,696 | 2,795 | 3,900 | 4,209 | 438 | 434 | 7,241 | 7,651 |
| East Central (Zone 8) | 130 | 129 | 1,019 | 1,021 | 1,016 | 1,014 | 74 | 75 | 2,239 | 2,239 |
| Millwoods (Zone 9) | 34 | 36 | 716 | 753 | 1,913 | 2,148 | 124 | 148 | 2,787 | 3,085 |
| South (Zones 7-9) | 371 | 378 | 4,431 | 4,569 | 6,829 | 7,371 | 636 | 657 | 12,267 | 12,975 |
| North Central (Zone 10) | 478 | 479 | 2,290 | 2,307 | 1,460 | 1,456 | 164 | 162 | 4,392 | 4,404 |
| North East (Zone 11) | 48 | 48 | 1,252 | 1,312 | 2,061 | 2,440 | 260 | 278 | 3,621 | 4,078 |
| Castledowns (Zone 12) | 48 | 48 | 788 | 784 | 1,396 | 1,388 | 231 | 231 | 2,463 | 2,451 |
| North (Zones 10-12) | 574 | 575 | 4,330 | 4,403 | 4,917 | 5,284 | 655 | 671 | 10,476 | 10,933 |
| Edmonton City (Zones 1-12) | 4,021 | 4,038 | 26,246 | 26,656 | 22,420 | 23,595 | 2,334 | 2,384 | 55,021 | 56,673 |
| St. Albert (Zone 13) | 0 | 0 | 171 | 192 | 712 | 935 | 136 | 136 | 1,019 | 1,263 |
| Other Outlying Areas (Zone 14) | 10 | 18 | 203 | 224 | 311 | 319 | 11 | 11 | 535 | 572 |
| Fort Saskatchewan (Zone 15) | 36 | 36 | 225 | 226 | 568 | 679 | 0 | 12 | 829 | 953 |
| Leduc (Zone 16) | 5 | 5 | 221 | 208 | 724 | 692 | 38 | 38 | 988 | 943 |
| Spruce Grove (Zone 17) | 9 | 9 | 277 | 295 | 576 | 692 | 26 | 26 | 888 | 1,022 |
| Stony Plain (Zone 18) | 2 | 2 | 78 | 86 | 239 | 265 | 48 | 48 | 367 | 401 |
| Strathcona County (Zone 19) | 4 | 4 | 97 | 124 | 262 | 379 | 22 | 22 | 385 | 529 |
| All Outlying Areas (Zones 14-19) | 66 | 74 | 1,101 | 1,163 | 2,680 | 3,026 | 145 | 157 | 3,992 | 4,420 |
| **Edmonton CMA** | **4,087** | **4,112** | **27,518** | **28,011** | **25,812** | **27,556** | **2,615** | **2,677** | **60,032** | **62,356** |

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 2.3 | 5.0 | 2.4 | 5.4 | 2.2 | 5.6 | 3.3 | 3.1 | 2.3 | 5.4 |
| Hudson Bay Reserve (Zone 2) | 2.8 | ** | 3.8 | 6.9 | 2.2 | 6.2 | 1.4 | ** | 3.2 | 6.7 |
| University (Zone 3) | 2.3 | 4.7 | 1.5 | 4.8 | 1.8 | 3.6 | 0.7 | 2.1 | 1.7 | 4.4 |
| West Central (Zone 4) | 3.2 | 4.1 | 3.0 | 6.2 | 1.4 | 4.4 | 0.0 | ** | 2.3 | 5.5 |
| Edmonton Core (Zones 1-4) | 2.4 | 5.2 | 2.5 | 5.6 | 2.0 | 5.1 | 1.8 | 4.6 | 2.3 | 5.4 |
| Jasper Place (Zone 5) | 3.5 | 11.7 | 2.6 | 6.5 | 2.7 | 10.2 | 3.9 | 3.3 | 2.8 | 7.9 |
| West Jasper Place (Zone 6) | 0.0 | 5.8 | 2.1 | 3.5 | 2.3 | 5.7 | 2.5 | 2.9 | 2.1 | 4.7 |
| West (Zones 5-6) | 1.8 | 8.8 | 2.4 | 5.4 | 2.5 | 7.6 | 3.1 | 3.1 | 2.5 | 6.4 |
| South West (Zone 7) | 1.6 | 2.4 | 2.4 | 4.9 | 1.6 | 5.9 | 1.7 | 4.8 | 1.9 | 5.4 |
| East Central (Zone 8) | 5.8 | 0.8 | 0.9 | 2.3 | 3.4 | 6.5 | 0.0 | 1.4 | 2.3 | 4.1 |
| Millwoods (Zone 9) | 0.0 | 0.0 | 0.3 | 4.9 | 2.6 | 7.4 | 5.4 | 3.5 | 2.2 | 6.5 |
| South (Zones 7-9) | 2.9 | 1.7 | 1.8 | 4.3 | 2.1 | 6.4 | 2.3 | 4.1 | 2.0 | 5.4 |
| North Central (Zone 10) | ** | 5.1 | 3.2 | 6.9 | 4.4 | 6.5 | ** | ** | 3.3 | 6.7 |
| North East (Zone 11) | 2.7 | 4.2 | 2.6 | 8.5 | 4.4 | 9.8 | 3.6 | 8.6 | 3.7 | 9.2 |
| Castledowns (Zone 12) | ** | 2.2 | 1.9 | 5.0 | 2.4 | 5.0 | 3.4 | 3.6 | 2.3 | 4.8 |
| North (Zones 10-12) | 1.9 | 4.7 | 2.8 | 7.1 | 3.8 | 7.6 | 3.1 | 7.2 | 3.2 | 7.2 |
| Edmonton City (Zones 1-12) | 2.3 | 5.1 | 2.4 | 5.6 | 2.5 | 6.5 | 2.6 | 4.9 | 2.5 | 5.9 |
| St. Albert (Zone 13) | - | - | 1.3 | 0.5 | 6.6 | 8.8 | 0.0 | 3.9 | 4.4 | 6.8 |
| Other Outlying Areas (Zone 14) | 0.0 | 5.4 | 4.0 | 10.0 | 1.6 | 4.2 | ** | 0.0 | 2.4 | 6.5 |
| Fort Saskatchewan (Zone 15) | ** | ** | 2.0 | 3.1 | 7.1 | 7.7 | - | ** | 5.7 | 6.2 |
| Leduc (Zone 16) | 0.0 | 0.0 | 4.7 | 3.8 | 4.3 | 8.9 | 5.2 | 7.7 | 4.4 | 7.7 |
| Spruce Grove (Zone 17) | ** | ** | 0.5 | 3.6 | 1.2 | ** | 0.0 | 0.0 | 0.9 | 13.4 |
| Stony Plain (Zone 18) | ** | ** | 1.5 | 11.6 | 2.3 | 11.3 | 2.1 | 16.7 | 2.1 | 12.2 |
| Strathcona County (Zone 19) | ** | ** | 1.0 | 1.6 | 3.8 | 4.1 | 0.0 | 4.5 | 2.9 | 3.5 |
| All Outlying Areas (Zones 14-19) | 4.7 | 3.0 | 2.3 | 5.2 | 3.8 | 9.9 | 2.0 | 7.3 | 3.3 | 8.5 |
| **Edmonton CMA** | **2.3** | **5.0** | **2.4** | **5.5** | **2.7** | **6.9** | **2.4** | **5.0** | **2.5** | **6.1** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 |
| Downtown (Zone 1) | 4.7 c | 3.2 c | 5.1 b | 3.0 c | 4.9 b | 2.6 c | 1.8 c | 4.1 c | 4.9 b | 3.0 c |
| Hudson Bay Reserve (Zone 2) | 7.7 b | 2.9 c | 7.5 a | 1.6 c | 6.8 a | 2.3 b | 4.9 c | 4.8 c | 7.4 a | 2.1 b |
| University (Zone 3) | 7.6 b | 2.2 d | 5.4 b | 3.0 c | 4.1 c | 2.4 c | 5.0 d | ++ | 5.6 a | 2.1 b |
| West Central (Zone 4) | 6.3 c | 7.2 d | 7.7 a | 3.2 b | 6.5 a | 2.8 b | 5.7 c | 3.9 d | 7.1 a | 3.1 b |
| Edmonton Core (Zones 1-4) | 6.1 b | 3.2 c | 5.9 a | 2.8 c | 5.2 a | 2.6 c | 3.6 c | 3.2 c | 5.8 a | 2.7 c |
| Jasper Place (Zone 5) | 6.9 c | ** | 6.5 a | 3.2 b | 7.4 b | 2.6 c | 7.1 b | 2.2 d | 6.6 a | 2.7 b |
| West Jasper Place (Zone 6) | 6.9 a | 3.3 a | 6.4 a | 1.1 a | 5.7 a | 0.8 a | 4.6 a | 1.4 a | 6.1 a | 0.9 a |
| West (Zones 5-6) | 6.9 b | 4.9 c | 6.4 a | 2.3 c | 6.6 a | 1.7 b | 5.9 c | 1.8 c | 6.4 a | 1.8 c |
| South West (Zone 7) | 5.9 a | 3.3 a | 6.3 a | 2.3 a | 7.1 a | 1.6 a | 5.7 c | 2.0 a | 6.6 a | 1.8 a |
| East Central (Zone 8) | 7.4 b | 4.6 b | 7.1 a | 3.7 b | 6.2 a | 4.3 b | ** | ** | 6.6 a | 4.1 b |
| Millwoods (Zone 9) | 2.1 c | ++ | 7.5 a | 2.4 c | 6.1 a | 1.6 b | 5.0 a | 0.7 a | 5.9 a | 1.7 a |
| South (Zones 7-9) | 6.0 b | 3.5 b | 6.6 a | 2.6 c | 6.7 a | 2.1 c | 5.3 c | 2.5 c | 6.5 a | 2.3 c |
| North Central (Zone 10) | 7.7 c | 4.8 d | 6.3 a | 3.9 c | 6.8 a | 3.1 c | 5.5 d | 3.5 d | 6.2 a | 3.9 b |
| North East (Zone 11) | 10.8 c | ++ | 7.5 a | 1.8 a | 7.1 a | 1.6 a | 6.0 a | ++ | 6.9 a | 1.8 a |
| Castledowns (Zone 12) | ** | 10.5 c | 9.2 a | 3.7 b | 9.5 a | 3.4 c | 7.3 a | 2.4 c | 9.2 a | 3.8 c |
| North (Zones 10-12) | 7.3 b | 5.3 c | 7.5 a | 3.1 c | 7.7 a | 2.6 c | 6.3 c | 1.8 c | 7.3 a | 3.1 c |
| Edmonton City (Zones 1-12) | 6.3 a | 3.7 b | 6.4 a | 2.7 c | 6.2 a | 2.3 c | 5.1 c | 2.4 c | 6.3 a | 2.5 c |
| St. Albert (Zone 13) | - | - | 4.0 c | 2.3 a | 5.4 d | 2.1 c | 5.7 a | ** | 5.0 d | 2.0 a |
| Other Outlying Areas (Zone 14) | ** | ** | 4.6 d | ++ | ** | ++ | ** | ** | ** | ** |
| Fort Saskatchewan (Zone 15) | ** | ++ | 2.9 b | 7.5 c | 4.4 a | 3.8 d | - | ** | 4.3 b | 3.8 b |
| Leduc (Zone 16) | ** | ** | 10.6 d | 2.5 b | 5.5 a | -1.6 c | 6.6 c | 1.9 b | 5.8 a | -1.5 c |
| Spruce Grove (Zone 17) | ** | ** | 10.3 a | ++ | 7.3 a | ++ | 8.1 a | -4.9 d | 8.3 a | ++ |
| Stony Plain (Zone 18) | ** | ** | 6.9 c | 3.0 b | 5.9 c | ** | 4.2 c | 4.2 d | 4.8 d | 2.8 c |
| Strathcona County (Zone 19) | ** | ** | 6.6 a | 3.3 b | 7.0 a | 2.8 b | 3.8 a | 3.8 a | 6.5 a | 3.2 b |
| All Outlying Areas (Zones 14-19) | 6.6 c | ++ | 7.7 a | 2.8 c | 5.6 a | 1.1 a | 6.1 b | ++ | 5.8 a | 1.3 a |
| **Edmonton CMA** | **6.4 a** | **3.7 b** | **6.4 a** | **2.7 c** | **6.1 a** | **2.2 c** | **5.2 c** | **2.3 c** | **6.2 a** | **2.4 c** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | | | |
| Pre 1960 | 0.0 a | ** | 1.3 a | 3.4 a | 1.0 a | 2.8 a | 0.0 a | ** | 1.1 a | 3.1 b |
| 1960 - 1974 | 1.9 a | 4.0 b | 2.0 a | 4.3 a | 1.7 a | 4.3 a | 1.5 a | 3.2 b | 1.9 a | 4.2 a |
| 1975 - 1989 | 1.8 a | 2.9 a | 1.4 a | 3.0 a | 1.6 a | 4.4 a | 1.5 a | 4.8 b | 1.5 a | 3.7 a |
| 1990 - 2004 | 2.5 a | 3.4 c | 2.5 a | 4.3 a | 1.8 a | 4.5 a | ** | ** | 2.0 a | 4.4 a |
| 2005+ | ** | ** | 1.1 a | 5.2 a | 1.9 a | 6.5 a | 0.0 a | 0.0 a | 1.7 a | 6.2 a |
| Total | 1.9 a | 3.7 b | 1.8 a | 3.8 a | 1.7 a | 4.7 a | 1.4 a | 3.7 a | 1.7 a | 4.2 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | | | |
| Pre 1960 | 582 a | 644 a | 879 a | 879 a | 1,106 a | 1,107 a | 1,460 a | 1,495 a | 988 a | 987 a |
| 1960 - 1974 | 820 a | 846 a | 973 a | 997 a | 1,165 a | 1,186 a | 1,329 a | 1,343 a | 1,039 a | 1,065 a |
| 1975 - 1989 | 892 a | 925 a | 1,016 a | 1,041 a | 1,202 a | 1,228 a | 1,389 a | 1,408 a | 1,115 a | 1,138 a |
| 1990 - 2004 | 1,082 a | 1,086 a | 1,189 a | 1,213 a | 1,361 a | 1,369 a | 1,293 a | 1,222 a | 1,288 a | 1,303 a |
| 2005+ | ** | ** | 1,293 a | 1,327 a | 1,434 a | 1,453 a | 1,707 a | 1,643 a | 1,416 a | 1,435 a |
| Total | 843 a | 871 a | 1,001 a | 1,029 a | 1,227 a | 1,259 a | 1,370 a | 1,388 a | 1,103 a | 1,137 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 4.9 d | 4.5 d | 1.0 d | ** | 0.0 c | 0.0 c | 2.3 d | 3.4 d |
| 6 to 19 Units | 2.0 c | 4.8 d ↑ | 2.2 b | 4.9 b ↑ | 1.9 b | 4.8 b ↑ | 0.3 b | 3.4 c ↑ | 2.0 b | 4.8 b ↑ |
| 20 to 49 Units | 2.8 a | 5.3 b ↑ | 1.9 a | 4.3 a ↑ | 2.0 a | 4.6 a ↑ | 1.7 a | 4.8 a ↑ | 2.0 a | 4.5 a ↑ |
| 50 to 99 Units | 1.6 c | 2.8 b ↑ | 1.4 a | 2.5 a ↑ | 1.4 a | 4.2 a ↑ | 2.3 a | 1.8 a ↓ | 1.4 a | 3.5 a ↑ |
| 100+ Units | 0.9 a | 1.7 a ↑ | 1.4 a | 2.8 a ↑ | 1.1 a | 5.5 a ↑ | 1.2 a | 4.7 a ↑ | 1.2 a | 3.8 a ↑ |
| Total | 1.9 a | 3.7 b ↑ | 1.8 a | 3.8 a ↑ | 1.7 a | 4.7 a ↑ | 1.4 a | 3.7 a ↑ | 1.7 a | 4.2 a ↑ |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | | | |
| 3 to 5 Units | 602 c | ** | 787 b | 784 b | 989 a | 1,045 a | ** | ** | 996 b | 999 b |
| 6 to 19 Units | 744 a | 750 a | 882 a | 894 a | 1,068 a | 1,084 a | 1,277 a | 1,301 a | 956 a | 969 a |
| 20 to 49 Units | 767 a | 796 a | 942 a | 964 a | 1,154 a | 1,173 a | 1,337 a | 1,352 a | 1,042 a | 1,066 a |
| 50 to 99 Units | 856 a | 929 a | 1,064 a | 1,115 a | 1,305 a | 1,351 a | 1,428 a | 1,464 a | 1,199 a | 1,257 a |
| 100+ Units | 994 a | 1,027 a | 1,213 b | 1,255 a | 1,423 a | 1,456 a | 1,533 a | 1,542 a | 1,287 a | 1,323 a |
| Total | 843 a | 871 a | 1,001 a | 1,029 a | 1,227 a | 1,259 a | 1,370 a | 1,388 a | 1,103 a | 1,137 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | ** | ** | 1.8 c | 3.2 d ↑ | 2.7 a | 4.2 b ↑ | 2.1 b | 2.6 c - | 1.3 a | 3.8 a ↑ |
| Hudson Bay Reserve (Zone 2) | ** | ** | 1.5 c | 6.9 c ↑ | 3.2 c | 6.1 c ↑ | ** | ** | ** | ** |
| University (Zone 3) | ** | ** | 1.1 a | 3.4 d ↑ | 1.2 a | 4.6 b ↑ | 0.0 a | 0.9 a - | 1.0 a | 1.9 a ↑ |
| West Central (Zone 4) | 3.3 a | ** | 4.0 c | 3.5 c - | 1.1 a | 2.4 a ↑ | - | - | ** | ** |
| Edmonton Core (Zones 1-4) | ** | ** | 1.8 b | 4.3 b ↑ | 2.2 b | 4.5 b ↑ | 1.8 b | 2.4 b ↑ | 1.2 c | 3.2 b ↑ |
| Jasper Place (Zone 5) | 0.0 a | ** | 1.5 c | 4.2 c ↑ | 2.2 a | 6.1 c ↑ | 2.9 c | 6.0 a ↑ | ** | ** |
| West Jasper Place (Zone 6) | - | - | 0.4 a | 2.5 a ↑ | 0.9 a | 3.7 a ↑ | 0.3 a | 2.0 a ↑ | 1.0 c | 1.8 a ↑ |
| West (Zones 5-6) | 0.0 a | ** | 1.1 b | 3.5 b ↑ | 1.9 a | 5.5 b ↑ | 0.9 a | 2.8 a ↑ | 1.1 c | 2.3 a ↑ |
| South West (Zone 7) | ** | ** | ** | 2.9 b | 1.6 a | 4.3 a ↑ | 1.3 a | 3.1 b ↑ | 0.8 a | 2.0 a ↑ |
| East Central (Zone 8) | 0.0 d | ** | 1.9 a | 3.2 b ↑ | 2.2 a | 2.4 a - | 0.3 a | 3.1 a ↑ | ** | ** |
| Millwoods (Zone 9) | ** | ** | 0.5 a | 4.8 a ↑ | 0.8 a | 2.9 a ↑ | 0.7 a | 1.8 a ↑ | ** | ** |
| South (Zones 7-9) | 0.0 d | 1.3 d - | 1.7 b | 3.6 b ↑ | 1.6 a | 3.8 a ↑ | 1.0 a | 2.5 a ↑ | 0.8 a | 2.3 a ↑ |
| North Central (Zone 10) | ** | ** | 3.4 d | 7.5 c ↑ | 2.8 b | 4.2 b ↑ | ** | ** | - | - |
| North East (Zone 11) | ** | ** | 3.7 a | 7.2 a ↑ | 2.4 a | 7.5 a ↑ | 2.6 a | 4.9 a ↑ | ** | ** |
| Castledowns (Zone 12) | - | - | 0.6 b | 4.1 d ↑ | 1.1 a | 2.2 a ↑ | 0.7 a | 4.0 c ↑ | - | - |
| North (Zones 10-12) | ** | 3.7 d ↑ | 3.3 d | 7.3 c ↑ | 2.0 a | 4.1 a ↑ | 1.9 a | 4.5 a ↑ | ** | ** |
| Edmonton City (Zones 1-12) | 1.9 c | 3.7 d ↑ | 2.0 c | 4.9 b ↑ | 2.0 a | 4.4 a ↑ | 1.4 a | 3.0 a ↑ | 1.2 c | 3.2 b ↑ |
| St. Albert (Zone 13) | - | - | ** | ** | 3.4 d | 3.9 d - | 1.2 a | 7.6 a ↑ | ** | ** |
| Other Outlying Areas (Zone 14) | ** | 3.2 a | 2.3 b | 5.3 d ↑ | 2.1 a | 7.5 c ↑ | - | - | ** | ** |
| Fort Saskatchewan (Zone 15) | ** | ** | 1.3 d | 6.7 a ↑ | 3.5 a | 7.9 b ↑ | ** | 0.4 a | ** | ** |
| Leduc (Zone 16) | - | - | 1.2 a | 3.4 d ↑ | 0.8 a | 3.0 a ↑ | 2.1 a | 8.6 a ↑ | - | - |
| Spruce Grove (Zone 17) | ** | ** | 0.0 d | 2.0 c ↑ | 0.9 d | 3.3 a ↑ | 0.8 a | 7.1 a ↑ | ** | ** |
| Stony Plain (Zone 18) | - | - | ** | ** | 2.2 b | 10.2 a ↑ | - | - | - | - |
| Strathcona County (Zone 19) | - | - | 1.5 a | 2.3 a - | 0.8 a | 0.5 a - | ** | ** | - | - |
| All Outlying Areas (Zones 14-19) | 5.1 d | 2.0 d - | 1.4 a | 4.1 a ↑ | 1.8 a | 5.8 a ↑ | 1.9 a | 5.7 a ↑ | ** | ** |
| **Edmonton CMA** | **2.3 c** | **3.4 d -** | **2.0 a** | **4.8 b ↑** | **2.0 a** | **4.5 a ↑** | **1.4 a** | **3.5 a ↑** | **1.2 a** | **3.8 a ↑** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Edmonton CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | | | |
| LT $700 | 2.0 c | 5.3 d ↑ | 1.2 a | 4.1 c ↑ | ** | 0.0 d | ** | ** | 1.7 c | 4.6 d ↑ |
| $700 - $849 | 2.3 c | 5.8 c ↑ | 2.2 b | 3.8 c ↑ | 1.3 d | ** | ** | ** | 2.2 b | 4.4 b ↑ |
| $850 - $999 | 1.5 b | 3.8 b ↑ | 2.0 a | 5.1 b ↑ | 1.4 a | 3.8 c ↑ | 0.0 d | ** | 1.8 a | 4.7 a ↑ |
| $1000 - $1149 | 3.1 c | 0.7 a ↓ | 1.7 a | 2.8 a ↑ | 1.1 a | 4.4 b ↑ | 0.0 c | 3.5 d ↑ | 1.5 a | 3.3 a ↑ |
| $1150 - $1299 | 0.0 c | 1.3 a ↑ | 1.8 a | 3.3 a ↑ | 1.8 a | 5.7 a ↑ | 1.6 c | 4.9 c ↑ | 1.8 a | 4.8 a ↑ |
| $1300+ | ** | ** | 2.4 a | 3.3 a ↑ | 2.2 a | 4.5 a ↑ | 1.7 a | 3.4 b ↑ | 2.2 a | 4.2 a ↑ |
| Total | 1.9 a | 3.7 b ↑ | 1.8 a | 3.8 a ↑ | 1.7 a | 4.7 a ↑ | 1.4 a | 3.7 a ↑ | 1.7 a | 4.2 a ↑ |

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Hudson Bay Reserve (Zone 2) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| University (Zone 3) | - | - | - | ** | ** | ** | ** | ** | ** | ** |
| West Central (Zone 4) | ** | ** | 0.0 a | ** | 1.8 a | ** | 1.5 a | ** | 1.5 a | 2.1 c |
| Edmonton Core (Zones 1-4) | ** | ** | 0.0 | 0.0 | 1.8 | ** | 1.5 | ** | 1.5 | 2.2 |
| Jasper Place (Zone 5) | - | - | ** | ** | ** | ** | ** | ** | 6.1 a | 7.5 a |
| West Jasper Place (Zone 6) | - | - | 0.0 a | 7.7 a ↑ | 1.1 a | 2.5 b ↑ | 1.8 a | 4.5 a ↑ | 1.5 a | 3.9 b ↑ |
| West (Zones 5-6) | - | - | 0.0 | 6.0 | 2.0 | 3.1 | 2.4 | 5.1 | 2.2 | 4.4 |
| South West (Zone 7) | - | - | - | - | 1.5 a | 6.0 a ↑ | 0.9 a | 3.7 a ↑ | 1.0 a | 4.3 a ↑ |
| East Central (Zone 8) | - | - | ** | ** | 0.5 a | 0.5 a - | 2.8 b | 1.5 a ↓ | 1.9 b | 1.1 a ↓ |
| Millwoods (Zone 9) | - | - | ** | ** | 0.0 c | 2.0 a ↑ | 0.3 b | 4.4 a ↑ | 0.2 b | 3.6 a ↑ |
| South (Zones 7-9) | - | - | ** | ** | 0.8 | 3.1 | 1.1 | 3.5 | 1.0 | 3.3 |
| North Central (Zone 10) | - | - | 6.7 a | 0.0 a | 4.0 a | 4.6 a | 2.3 a | 3.4 b ↑ | 3.0 a | 3.8 b ↑ |
| North East (Zone 11) | ** | ** | ** | ** | 2.5 a | ** | 2.0 a | 5.3 b ↑ | 2.1 a | 5.9 b ↑ |
| Castledowns (Zone 12) | - | - | - | - | ** | ** | 2.3 a | 2.2 a - | 2.3 c | 2.1 a ↓ |
| North (Zones 10-12) | ** | ** | 6.3 a | 0.0 a | 3.2 a | 5.8 a ↑ | 2.2 a | 4.0 a ↑ | 2.4 a | 4.4 a ↑ |
| Edmonton City (Zones 1-12) | ** | ** | 0.9 a | 1.8 c | 1.9 a | 3.7 a ↑ | 1.8 a | 3.9 a ↑ | 1.8 a | 3.8 a ↑ |
| St. Albert (Zone 13) | - | - | - | - | ** | ** | ** | ** | 1.5 d | ** |
| Other Outlying Areas (Zone 14) | ** | ** | ** | 16.7 a | 2.0 c | 3.8 a ↑ | 11.8 a | 11.1 a ↓ | 5.0 c | 8.3 a ↑ |
| Fort Saskatchewan (Zone 15) | - | - | ** | ** | 0.0 a | 5.6 a ↑ | 1.5 a | 7.2 a ↑ | 1.2 a | 6.7 a ↑ |
| Leduc (Zone 16) | - | - | ** | ** | 0.0 a | 3.7 a ↑ | 2.3 a | ** | 0.8 a | ** |
| Spruce Grove (Zone 17) | - | - | - | - | ** | - | ** | ** | ** | ** |
| Stony Plain (Zone 18) | - | - | - | - | ** | ** | 0.0 a | ** | 0.0 a | ** |
| Strathcona County (Zone 19) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| All Outlying Areas (Zones 14-19) | ** | ** | 0.0 c | 10.3 a | 0.4 a | 5.1 a ↑ | 1.5 a | 15.3 a ↑ | 1.1 a | 12.3 a ↑ |
| **Edmonton CMA** | ** | ** | **0.7 b** | **3.5 a ↑** | **1.7 a** | **3.8 a ↑** | **1.8 a** | **5.3 a ↑** | **1.7 a** | **4.8 a ↑** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Hudson Bay Reserve (Zone 2) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| University (Zone 3) | - | - | - | ** | ** | ** | ** | ** | ** | ** |
| West Central (Zone 4) | ** | ** | 868 a | 768 a | 1,143 a | 1,205 a | 1,262 a | 1,330 a | 1,175 a | 1,254 b |
| Edmonton Core (Zones 1-4) | ** | ** | 918 a | 933 a | 1,177 a | 1,236 a | 1,293 a | 1,353 a | 1,209 a | 1,278 a |
| Jasper Place (Zone 5) | - | - | ** | ** | ** | ** | ** | ** | ** | 1,408 a |
| West Jasper Place (Zone 6) | - | - | 1,309 a | 1,317 a | 1,420 a | 1,452 a | 1,508 a | 1,538 a | 1,468 a | 1,501 a |
| West (Zones 5-6) | - | - | 1,309 a | 1,129 a | 1,406 a | 1,439 a | 1,496 a | 1,528 a | 1,459 a | 1,487 a |
| South West (Zone 7) | - | - | - | - | 1,271 a | 1,308 a | 1,440 a | 1,474 a | 1,398 a | 1,435 a |
| East Central (Zone 8) | - | - | ** | ** | ** | 1,312 b | 1,418 a | 1,375 b | 1,393 a | 1,350 c |
| Millwoods (Zone 9) | - | - | ** | ** | 1,270 a | 1,230 a | 1,441 a | 1,380 a | 1,388 a | 1,326 a |
| South (Zones 7-9) | - | - | ** | ** | 1,299 a | 1,283 a | 1,436 a | 1,427 a | 1,394 a | 1,385 a |
| North Central (Zone 10) | - | - | 763 a | 802 c | 1,155 a | 1,189 a | 1,281 a | 1,314 a | 1,229 a | 1,261 a |
| North East (Zone 11) | ** | ** | ** | ** | 1,266 a | 1,261 a | 1,325 a | 1,329 a | 1,306 a | 1,311 a |
| Castledowns (Zone 12) | - | - | - | - | ** | ** | 1,390 a | 1,463 a | 1,390 a | 1,476 a |
| North (Zones 10-12) | ** | ** | 765 a | 802 c | 1,214 a | 1,249 a | 1,331 a | 1,362 a | 1,299 a | 1,331 a |
| Edmonton City (Zones 1-12) | ** | ** | 997 b | 985 d | 1,281 a | 1,301 a | 1,394 a | 1,415 a | 1,353 a | 1,375 a |
| St. Albert (Zone 13) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Other Outlying Areas (Zone 14) | ** | ** | 984 b | 925 b | 1,045 b | 1,020 a | 1,338 c | 1,325 b | 1,118 b | 1,094 a |
| Fort Saskatchewan (Zone 15) | - | - | ** | ** | 1,109 a | 1,106 a | 1,338 a | 1,252 a | 1,286 a | 1,218 a |
| Leduc (Zone 16) | - | - | ** | ** | 1,143 b | 1,087 a | 1,295 c | 1,563 a | 1,181 b | 1,398 b |
| Spruce Grove (Zone 17) | - | - | - | - | ** | - | ** | ** | ** | ** |
| Stony Plain (Zone 18) | - | - | - | - | ** | ** | 1,277 a | ** | 1,255 a | ** |
| Strathcona County (Zone 19) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| All Outlying Areas (Zones 14-19) | ** | ** | 959 c | 970 b | 1,143 b | 1,118 a | 1,350 c | 1,368 a | 1,281 a | 1,288 a |
| **Edmonton CMA** | ** | ** | **990 b** | **982 d** | **1,266 a** | **1,280 a** | **1,388 a** | **1,408 a** | **1,344 a** | **1,364 a** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 0 | 0 | 9 | 9 | 1 | 1 | 14 | 14 | 24 | 24 |
| Hudson Bay Reserve (Zone 2) | 0 | 0 | 0 | 0 | 58 | 58 | 43 | 40 | 101 | 98 |
| University (Zone 3) | 0 | 0 | 0 | 3 | 5 | 5 | 7 | 7 | 12 | 15 |
| West Central (Zone 4) | 1 | 1 | 41 | 41 | 283 | 282 | 267 | 268 | 592 | 592 |
| Edmonton Core (Zones 1-4) | 1 | 1 | 50 | 53 | 347 | 346 | 331 | 329 | 729 | 729 |
| Jasper Place (Zone 5) | 0 | 0 | 8 | 8 | 44 | 44 | 160 | 160 | 212 | 212 |
| West Jasper Place (Zone 6) | 0 | 0 | 25 | 26 | 459 | 463 | 693 | 701 | 1,177 | 1,190 |
| West (Zones 5-6) | 0 | 0 | 33 | 34 | 503 | 507 | 853 | 861 | 1,389 | 1,402 |
| South West (Zone 7) | 0 | 0 | 0 | 0 | 274 | 252 | 806 | 828 | 1,080 | 1,080 |
| East Central (Zone 8) | 0 | 0 | 7 | 7 | 198 | 201 | 339 | 332 | 544 | 540 |
| Millwoods (Zone 9) | 0 | 0 | 13 | 13 | 219 | 205 | 393 | 406 | 625 | 624 |
| South (Zones 7-9) | 0 | 0 | 20 | 20 | 691 | 658 | 1,538 | 1,566 | 2,249 | 2,244 |
| North Central (Zone 10) | 0 | 0 | 15 | 15 | 274 | 261 | 524 | 509 | 813 | 785 |
| North East (Zone 11) | 8 | 8 | 1 | 2 | 315 | 320 | 847 | 802 | 1,171 | 1,132 |
| Castledowns (Zone 12) | 0 | 0 | 0 | 0 | 30 | 30 | 489 | 489 | 519 | 519 |
| North (Zones 10-12) | 8 | 8 | 16 | 17 | 619 | 611 | 1,860 | 1,800 | 2,503 | 2,436 |
| Edmonton City (Zones 1-12) | 9 | 9 | 119 | 124 | 2,160 | 2,122 | 4,582 | 4,556 | 6,870 | 6,811 |
| St. Albert (Zone 13) | 0 | 0 | 0 | 0 | 8 | 8 | 75 | 74 | 83 | 82 |
| Other Outlying Areas (Zone 14) | 1 | 1 | 16 | 18 | 53 | 53 | 34 | 36 | 104 | 108 |
| Fort Saskatchewan (Zone 15) | 0 | 0 | 8 | 8 | 68 | 71 | 267 | 264 | 343 | 343 |
| Leduc (Zone 16) | 0 | 0 | 3 | 3 | 85 | 87 | 43 | 156 | 131 | 246 |
| Spruce Grove (Zone 17) | 0 | 0 | 0 | 0 | 69 | 0 | 4 | 4 | 73 | 4 |
| Stony Plain (Zone 18) | 0 | 0 | 0 | 0 | 4 | 4 | 29 | 29 | 33 | 33 |
| Strathcona County (Zone 19) | 0 | 0 | 0 | 0 | 48 | 48 | 183 | 180 | 231 | 228 |
| All Outlying Areas (Zones 14-19) | 1 | 1 | 27 | 29 | 327 | 263 | 560 | 669 | 915 | 962 |
| **Edmonton CMA** | **10** | **10** | **146** | **153** | **2,495** | **2,393** | **5,217** | **5,299** | **7,868** | **7,855** |

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Hudson Bay Reserve (Zone 2) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| University (Zone 3) | - | - | - | ** | ** | ** | ** | ** | ** | ** |
| West Central (Zone 4) | ** | ** | 0.0 a | ** | 2.1 a | ** | 3.0 a | ** | 2.4 a | 3.8 d |
| Edmonton Core (Zones 1-4) | ** | ** | 0.0 a | ** | 2.0 a | 3.8 d | 2.7 a | 4.5 d | 2.2 a | 4.2 d ↑ |
| Jasper Place (Zone 5) | - | - | ** | ** | ** | ** | ** | ** | 6.1 a | 7.5 a ↑ |
| West Jasper Place (Zone 6) | - | - | 0.0 a | 7.7 a ↑ | 1.7 a | 6.8 b ↑ | 3.7 a | 7.4 a ↑ | 2.8 a | 7.2 a ↑ |
| West (Zones 5-6) | - | - | 0.0 a | 6.0 a ↑ | 2.6 a | 7.0 b ↑ | 3.9 a | 7.4 a ↑ | 3.3 a | 7.2 b ↑ |
| South West (Zone 7) | - | - | - | - | 1.8 a | 8.3 a ↑ | 2.0 a | 4.7 a ↑ | 1.9 a | 5.6 a ↑ |
| East Central (Zone 8) | - | - | ** | ** | 0.5 a | 0.5 a | 2.8 b | 1.8 a ↓ | 1.9 b | 1.3 a ↓ |
| Millwoods (Zone 9) | - | - | ** | ** | 0.7 b | 7.5 a ↑ | 0.6 a | 5.4 a ↑ | 0.6 a | 6.0 a ↑ |
| South (Zones 7-9) | - | - | ** | ** | 1.1 a | 5.7 a ↑ | 1.8 a | 4.3 a ↑ | 1.6 a | 4.6 a ↑ |
| North Central (Zone 10) | - | - | 6.7 a | 0.0 a ↓ | 5.8 a | 4.6 a ↓ | 4.0 a | 4.1 c - | 4.7 a | 4.2 b - |
| North East (Zone 11) | ** | ** | ** | ** | 3.2 a | 10.5 d ↑ | 3.1 a | 6.1 b ↑ | 3.1 a | 7.3 b ↑ |
| Castledowns (Zone 12) | - | - | - | - | ** | ** | 3.3 a | 5.3 a ↑ | 3.3 d | 5.4 a ↑ |
| North (Zones 10-12) | ** | ** | 6.3 a | 0.0 a ↓ | 4.4 a | 7.6 b ↑ | 3.4 a | 5.3 a ↑ | 3.6 a | 5.9 b ↑ |
| Edmonton City (Zones 1-12) | ** | ** | 0.9 a | 3.5 d ↑ | 2.5 a | 6.2 b ↑ | 2.9 a | 5.3 a ↑ | 2.7 a | 5.6 b ↑ |
| St. Albert (Zone 13) | - | - | - | - | ** | ** | ** | ** | 1.5 d | ** |
| Other Outlying Areas (Zone 14) | ** | ** | ** | 16.7 a | 2.0 c | 3.8 a ↑ | 11.8 a | 11.1 a | 5.0 c | 8.3 a ↑ |
| Fort Saskatchewan (Zone 15) | - | - | ** | ** | 0.0 a | 5.6 a ↑ | 1.5 a | 10.2 a ↑ | 1.2 a | 9.0 a ↑ |
| Leduc (Zone 16) | - | - | ** | ** | 0.0 a | 4.9 a ↑ | 2.3 a | ** | 0.8 a | ** |
| Spruce Grove (Zone 17) | - | - | - | - | ** | - | ** | ** | ** | ** |
| Stony Plain (Zone 18) | - | - | - | - | ** | ** | 0.0 a | ** | 0.0 a | ** |
| Strathcona County (Zone 19) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| All Outlying Areas (Zones 14-19) | ** | ** | 0.0 c | 10.3 a ↑ | 0.4 b | 5.4 a ↑ | 1.5 a | 16.9 a ↑ | 1.1 a | 13.5 a ↑ |
| **Edmonton CMA** | ** | ** | 0.7 b | 4.8 a ↑ | 2.3 a | 6.1 a ↑ | 2.7 a | 6.7 a ↑ | 2.5 a | 6.5 a ↑ |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
## Edmonton CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 |
| Downtown (Zone 1) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Hudson Bay Reserve (Zone 2) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| University (Zone 3) | - | - | - | - | - | - | - | - | - | - |
| West Central (Zone 4) | ** | ** | 5.0 c | ++ | 7.2 c | 6.7 c | 7.5 c | 7.4 b | 7.2 b | 6.7 b |
| Edmonton Core (Zones 1-4) | ** | ** | 5.0 c | ++ | 6.4 c | 5.7 c | 6.1 c | 6.2 b | 6.2 b | 5.7 b |
| Jasper Place (Zone 5) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| West Jasper Place (Zone 6) | - | - | 10.6 a | -4.3 a | 6.1 a | 2.4 c | 5.9 a | 2.1 c | 6.0 a | 2.0 c |
| West (Zones 5-6) | - | - | 10.6 d | ** | 5.4 a | 3.1 b | 5.7 a | 2.3 b | 5.7 a | 2.2 b |
| South West (Zone 7) | - | - | - | - | 3.9 a | 2.6 a | 3.5 a | 2.7 a | 3.3 a | 2.7 a |
| East Central (Zone 8) | - | - | ** | ** | ** | ** | 10.7 d | ++ | 11.1 d | ++ |
| Millwoods (Zone 9) | - | - | ** | ** | ** | ++ | 4.5 c | ++ | 4.7 c | ++ |
| South (Zones 7-9) | - | - | ** | ** | 7.1 c | 1.4 a | 5.5 b | 1.7 c | 5.6 b | 1.7 c |
| North Central (Zone 10) | - | - | ** | 4.6 d | 8.8 b | 1.4 d | 9.4 a | ** | 9.3 a | 2.3 c |
| North East (Zone 11) | ** | ** | ** | ** | 11.5 a | ++ | 10.2 a | 1.0 a | 10.4 a | ++ |
| Castledowns (Zone 12) | - | - | - | - | ** | ** | 16.1 a | 5.1 a | 16.1 d | 5.1 b |
| North (Zones 10-12) | ** | ** | ** | 4.2 d | 9.8 a | ++ | 10.7 a | 2.4 b | 10.7 a | 2.3 b |
| Edmonton City (Zones 1-12) | ** | ** | 8.8 c | ++ | 7.7 c | 2.1 b | 7.9 a | 2.6 c | 7.8 a | 2.5 b |
| St. Albert (Zone 13) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Other Outlying Areas (Zone 14) | ** | ** | ** | ++ | 8.7 c | ++ | ** | 4.3 d | ** | ++ |
| Fort Saskatchewan (Zone 15) | - | - | ** | ** | 8.7 a | 0.2 a | 11.0 c | -6.6 b | 10.1 a | -4.9 c |
| Leduc (Zone 16) | - | - | ** | ** | ** | ++ | ++ | ** | ** | ++ |
| Spruce Grove (Zone 17) | - | - | - | - | ** | - | ** | ** | ** | ** |
| Stony Plain (Zone 18) | - | - | - | - | ** | ** | 0.5 a | ** | 0.0 a | ** |
| Strathcona County (Zone 19) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| All Outlying Areas (Zones 14-19) | ** | ** | ** | ++ | 5.6 c | ++ | 5.3 b | ** | 5.8 b | ** |
| **Edmonton CMA** | ** | ** | 8.8 c | ++ | 7.5 a | 1.9 b | 7.7 a | 2.1 a | 7.6 a | 2.1 a |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
## Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 2.0 b | 3.1 c ↑ | 2.0 a | 3.5 b ↑ | 1.6 a | 4.0 b ↑ | 1.5 b | 2.4 c ↑ | 1.8 a | 3.6 a ↑ |
| Hudson Bay Reserve (Zone 2) | 2.8 b | ** | 2.8 c | 6.3 c ↑ | 1.7 b | 5.3 b ↑ | 1.7 b | ** | 2.4 b | 6.0 b ↑ |
| University (Zone 3) | 0.9 d | 3.3 d ↑ | 1.1 a | 3.4 b ↑ | 1.2 a | 2.4 a ↑ | 0.0 c | 1.3 d ↑ | 1.1 a | 3.1 b ↑ |
| West Central (Zone 4) | 2.6 b | 3.4 d - | 2.4 b | 3.4 b ↑ | 1.3 a | 1.8 b ↑ | 1.3 a | ** | 1.8 a | 2.7 a ↑ |
| Edmonton Core (Zones 1-4) | 1.8 b | 3.6 b ↑ | 2.0 a | 4.0 b ↑ | 1.5 a | 3.6 b ↑ | 1.2 a | 3.0 d ↑ | 1.8 a | 3.8 a ↑ |
| Jasper Place (Zone 5) | 2.4 c | ** | 2.0 b | 4.9 c ↑ | 2.0 b | 5.8 c ↑ | 3.8 c | 4.9 c - | 2.2 a | 5.3 b ↑ |
| West Jasper Place (Zone 6) | 0.0 b | 4.0 a ↑ | 0.8 a | 1.7 a - | 0.6 a | 2.8 a ↑ | 1.4 a | 3.6 a ↑ | 0.8 a | 2.7 a ↑ |
| West (Zones 5-6) | 1.2 a | 5.8 c ↑ | 1.5 a | 3.7 b ↑ | 1.2 a | 4.0 b ↑ | 2.1 b | 4.0 b ↑ | 1.5 a | 3.9 a ↑ |
| South West (Zone 7) | 1.6 a | 1.5 a - | 1.7 a | 2.6 a ↑ | 1.1 a | 4.0 a ↑ | 1.1 a | 3.7 a ↑ | 1.3 a | 3.4 a ↑ |
| East Central (Zone 8) | 4.9 d | 0.8 a ↓ | 0.5 a | 1.2 a ↑ | 2.0 a | 3.9 b ↑ | 2.3 c | 1.5 a - | 1.6 a | 2.4 a ↑ |
| Millwoods (Zone 9) | 0.0 d | 0.0 a - | 0.3 a | 2.8 a ↑ | 0.8 a | 2.7 a ↑ | 0.6 a | 4.0 a ↑ | 0.6 a | 2.9 a ↑ |
| South (Zones 7-9) | 2.6 b | 1.1 a ↓ | 1.2 a | 2.3 a ↑ | 1.2 a | 3.6 a ↑ | 1.2 a | 3.4 a ↑ | 1.2 a | 3.1 a ↑ |
| North Central (Zone 10) | ** | 5.1 d | 3.1 d | 5.9 c ↑ | 3.5 d | 6.0 c ↑ | 2.2 b | 4.9 c ↑ | 3.0 b | 5.7 b ↑ |
| North East (Zone 11) | 2.3 c | 4.2 d | 2.0 a | 5.0 a ↑ | 3.3 a | 7.3 a ↑ | 2.1 a | 5.6 b ↑ | 2.7 a | 6.4 a ↑ |
| Castledowns (Zone 12) | ** | 2.2 a | 1.1 a | 3.4 c ↑ | 0.9 a | 2.4 a ↑ | 2.0 b | 2.4 a - | 1.2 a | 2.6 a ↑ |
| North (Zones 10-12) | 1.9 b | 4.7 d ↑ | 2.4 b | 5.2 b ↑ | 2.8 b | 5.7 b ↑ | 2.1 b | 4.4 b ↑ | 2.5 b | 5.3 b ↑ |
| Edmonton City (Zones 1-12) | 1.9 b | 3.7 b ↑ | 1.8 a | 3.8 b ↑ | 1.6 a | 4.1 b ↑ | 1.7 a | 3.8 b ↑ | 1.7 a | 4.0 a ↑ |
| St. Albert (Zone 13) | - | - | 0.0 c | 0.0 c | 2.8 c | 6.0 b ↑ | 0.6 a | ** | 1.7 b | 4.4 c ↑ |
| Other Outlying Areas (Zone 14) | 0.0 a | 5.2 a ↑ | 2.8 a | 9.1 b ↑ | 1.6 a | 3.7 a ↑ | ** | 8.4 a ↑ | 2.5 a | 6.1 b ↑ |
| Fort Saskatchewan (Zone 15) | ** | ** | 1.3 a | 3.0 a ↑ | 2.7 a | 5.6 a ↑ | 1.5 a | 6.9 a ↑ | 2.1 a | 5.2 a ↑ |
| Leduc (Zone 16) | 0.0 a | 0.0 a - | 0.5 a | 2.7 b ↑ | 1.5 a | 6.6 b ↑ | 2.5 c | ** | 1.4 a | 11.1 c ↑ |
| Spruce Grove (Zone 17) | ** | ** | 0.5 a | 2.4 b ↑ | 0.8 a | ** | 0.0 a | 0.0 a - | 0.6 a | 11.9 d ↑ |
| Stony Plain (Zone 18) | ** | ** | 1.5 c | 10.5 a ↑ | 2.3 c | 8.6 a ↑ | 1.4 a | 14.8 c ↑ | 1.9 b | 10.2 a ↑ |
| Strathcona County (Zone 19) | ** | ** | 0.0 a | 0.8 a ↑ | 2.3 a | 2.8 a ↑ | ** | 2.0 a | 1.1 a | 2.2 a ↑ |
| All Outlying Areas (Zones 14-19) | 1.5 c | 3.0 c ↑ | 1.1 b | 4.4 a ↑ | 1.8 b | 7.8 a ↑ | 1.4 a | 13.5 a ↑ | 1.6 a | 7.9 a ↑ |
| **Edmonton CMA** | 1.8 a | 3.7 b ↑ | 1.8 a | 3.8 a ↑ | 1.7 a | 4.6 a ↑ | 1.6 a | 4.8 a ↑ | 1.7 a | 4.3 a ↑ |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 872 a | 900 a | 1,057 a | 1,099 a | 1,330 a | 1,357 a | 1,512 a | 1,586 a | 1,121 a | 1,154 a |
| Hudson Bay Reserve (Zone 2) | 733 a | 719 a | 888 a | 878 a | 1,099 a | 1,108 a | 1,270 a | 1,264 a | 955 a | 956 a |
| University (Zone 3) | 966 b | 972 a | 1,066 a | 1,087 a | 1,328 a | 1,376 a | 1,388 b | 1,335 a | 1,139 a | 1,157 a |
| West Central (Zone 4) | 714 a | 756 a | 909 a | 935 a | 1,099 a | 1,137 a | 1,264 a | 1,333 a | 1,011 a | 1,049 a |
| Edmonton Core (Zones 1-4) | 868 a | 888 a | 1,014 a | 1,041 a | 1,247 a | 1,274 a | 1,354 a | 1,384 a | 1,082 a | 1,107 a |
| Jasper Place (Zone 5) | 764 a | 793 a | 904 a | 932 a | 1,126 a | 1,160 a | 1,360 a | 1,395 a | 1,027 a | 1,057 a |
| West Jasper Place (Zone 6) | 902 a | 926 a | 1,111 a | 1,118 a | 1,322 a | 1,346 a | 1,492 a | 1,517 a | 1,285 a | 1,304 a |
| West (Zones 5-6) | 833 a | 862 a | 984 a | 1,005 a | 1,244 a | 1,274 a | 1,451 a | 1,481 a | 1,165 a | 1,191 a |
| South West (Zone 7) | 925 a | 947 a | 1,091 a | 1,129 a | 1,274 a | 1,306 a | 1,439 a | 1,460 a | 1,228 a | 1,261 a |
| East Central (Zone 8) | 846 a | 870 a | 926 a | 961 a | 1,140 a | 1,151 a | 1,419 a | 1,393 b | 1,089 a | 1,105 a |
| Millwoods (Zone 9) | 780 b | 876 a | 1,011 a | 1,059 a | 1,308 a | 1,335 a | 1,444 a | 1,409 a | 1,270 a | 1,287 a |
| South (Zones 7-9) | 890 a | 914 a | 1,042 a | 1,080 a | 1,262 a | 1,292 a | 1,437 a | 1,434 a | 1,211 a | 1,239 a |
| North Central (Zone 10) | 729 a | 766 a | 879 a | 892 a | 1,027 a | 1,041 a | 1,259 a | 1,284 a | 959 a | 978 a |
| North East (Zone 11) | 759 a | 791 a | 986 a | 1,037 a | 1,210 a | 1,259 a | 1,319 a | 1,334 a | 1,171 a | 1,217 a |
| Castledowns (Zone 12) | 678 b | 820 a | 1,005 a | 1,020 a | 1,183 a | 1,214 a | 1,378 a | 1,438 a | 1,177 a | 1,222 a |
| North (Zones 10-12) | 728 a | 773 a | 934 a | 955 a | 1,146 a | 1,185 a | 1,322 a | 1,353 a | 1,089 a | 1,126 a |
| Edmonton City (Zones 1-12) | 844 a | 872 a | 1,002 a | 1,029 a | 1,229 a | 1,259 a | 1,389 a | 1,409 a | 1,126 a | 1,155 a |
| St. Albert (Zone 13) | - | - | 988 a | 1,045 a | 1,352 a | 1,382 a | 1,366 a | 1,334 a | 1,286 a | 1,321 a |
| Other Outlying Areas (Zone 14) | 622 b | 749 a | 874 a | 919 a | 1,112 b | 1,125 a | 1,306 c | 1,296 b | 1,031 a | 1,049 a |
| Fort Saskatchewan (Zone 15) | 764 a | 828 a | 996 a | 1,052 a | 1,178 a | 1,245 a | 1,338 a | 1,262 a | 1,167 a | 1,203 a |
| Leduc (Zone 16) | ** | 814 a | 1,007 a | 1,029 a | 1,271 a | 1,230 a | 1,316 b | 1,521 a | 1,221 a | 1,243 a |
| Spruce Grove (Zone 17) | ** | ** | 1,029 a | 1,039 a | 1,224 a | 1,285 a | 1,342 a | 1,265 a | 1,168 a | 1,220 a |
| Stony Plain (Zone 18) | ** | ** | 936 a | 961 a | 1,141 a | 1,146 a | 1,240 a | 1,274 a | 1,129 a | 1,130 a |
| Strathcona County (Zone 19) | ** | ** | 1,040 a | 1,128 a | 1,310 a | 1,376 a | 1,369 a | 1,377 a | 1,284 a | 1,333 a |
| All Outlying Areas (Zones 14-19) | 768 a | 808 a | 985 a | 1,018 a | 1,217 a | 1,246 a | 1,333 a | 1,354 a | 1,175 a | 1,208 a |
| **Edmonton CMA** | **843 a** | **871 a** | **1,001 a** | **1,029 a** | **1,230 a** | **1,261 a** | **1,383 a** | **1,401 a** | **1,131 a** | **1,162 a** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

| 3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Bachelor** | | **1 Bedroom** | | **2 Bedroom** | | **3 Bedroom +** | | **Total** | |
| | **Oct-14** | **Oct-15** | **Oct-14** | **Oct-15** | **Oct-14** | **Oct-15** | **Oct-14** | **Oct-15** | **Oct-14** | **Oct-15** |
| Downtown (Zone 1) | 1,481 | 1,494 | 6,901 | 6,973 | 3,312 | 3,306 | 203 | 209 | 11,897 | 11,982 |
| Hudson Bay Reserve (Zone 2) | 321 | 324 | 2,592 | 2,602 | 1,462 | 1,506 | 110 | 107 | 4,485 | 4,539 |
| University (Zone 3) | 758 | 751 | 3,354 | 3,411 | 1,586 | 1,631 | 140 | 139 | 5,838 | 5,932 |
| West Central (Zone 4) | 187 | 183 | 1,486 | 1,489 | 1,291 | 1,306 | 316 | 327 | 3,280 | 3,305 |
| Edmonton Core (Zones 1-4) | 2,747 | 2,752 | 14,333 | 14,475 | 7,651 | 7,749 | 769 | 782 | 25,500 | 25,758 |
| Jasper Place (Zone 5) | 162 | 164 | 1,992 | 2,014 | 1,589 | 1,602 | 442 | 442 | 4,185 | 4,222 |
| West Jasper Place (Zone 6) | 168 | 170 | 1,243 | 1,282 | 2,284 | 2,442 | 1,016 | 1,022 | 4,711 | 4,916 |
| West (Zones 5-6) | 330 | 334 | 3,235 | 3,296 | 3,873 | 4,044 | 1,458 | 1,464 | 8,896 | 9,138 |
| South West (Zone 7) | 207 | 213 | 2,696 | 2,795 | 4,174 | 4,461 | 1,244 | 1,262 | 8,321 | 8,731 |
| East Central (Zone 8) | 130 | 129 | 1,026 | 1,028 | 1,214 | 1,215 | 413 | 407 | 2,783 | 2,779 |
| Millwoods (Zone 9) | 34 | 36 | 729 | 766 | 2,132 | 2,352 | 517 | 554 | 3,412 | 3,709 |
| South (Zones 7-9) | 371 | 378 | 4,451 | 4,589 | 7,520 | 8,029 | 2,174 | 2,223 | 14,516 | 15,219 |
| North Central (Zone 10) | 478 | 479 | 2,305 | 2,322 | 1,734 | 1,717 | 688 | 671 | 5,205 | 5,189 |
| North East (Zone 11) | 56 | 56 | 1,253 | 1,314 | 2,376 | 2,760 | 1,107 | 1,080 | 4,792 | 5,210 |
| Castledowns (Zone 12) | 48 | 48 | 788 | 784 | 1,426 | 1,418 | 720 | 720 | 2,982 | 2,970 |
| North (Zones 10-12) | 582 | 583 | 4,346 | 4,420 | 5,536 | 5,895 | 2,515 | 2,471 | 12,979 | 13,369 |
| Edmonton City (Zones 1-12) | 4,030 | 4,047 | 26,365 | 26,780 | 24,580 | 25,717 | 6,916 | 6,940 | 61,891 | 63,484 |
| St. Albert (Zone 13) | 0 | 0 | 171 | 192 | 720 | 943 | 211 | 210 | 1,102 | 1,345 |
| Other Outlying Areas (Zone 14) | 11 | 19 | 219 | 242 | 364 | 372 | 45 | 47 | 639 | 680 |
| Fort Saskatchewan (Zone 15) | 36 | 36 | 233 | 234 | 636 | 750 | 267 | 276 | 1,172 | 1,296 |
| Leduc (Zone 16) | 5 | 5 | 224 | 211 | 809 | 779 | 81 | 194 | 1,119 | 1,189 |
| Spruce Grove (Zone 17) | 9 | 9 | 277 | 295 | 645 | 692 | 30 | 30 | 961 | 1,026 |
| Stony Plain (Zone 18) | 2 | 2 | 78 | 86 | 243 | 269 | 77 | 77 | 400 | 434 |
| Strathcona County (Zone 19) | 4 | 4 | 97 | 124 | 310 | 427 | 205 | 202 | 616 | 757 |
| All Outlying Areas (Zones 14-19) | 67 | 75 | 1,128 | 1,192 | 3,007 | 3,289 | 705 | 826 | 4,907 | 5,382 |
| **Edmonton CMA** | **4,097** | **4,122** | **27,664** | **28,164** | **28,307** | **29,949** | **7,832** | **7,976** | **67,900** | **70,211** |

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
## Edmonton CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Downtown (Zone 1) | 2.3 b | 5.0 b | 2.4 a | 5.4 a | 2.2 a | 5.6 a | 3.0 c | 3.4 d | 2.3 a | 5.4 a |
| Hudson Bay Reserve (Zone 2) | 2.8 b | ** | 3.8 b | 6.9 b | 2.1 b | 6.2 b | 1.7 c | ** | 3.1 c | 6.7 b |
| University (Zone 3) | 2.3 b | 4.7 b | 1.5 a | 4.8 b | 1.8 a | 3.6 b | 0.6 c | 2.0 c | 1.7 a | 4.4 b |
| West Central (Zone 4) | 3.2 c | 4.1 d | 2.9 b | 6.1 b | 1.5 a | 4.2 b | 2.6 c | ** | 2.4 a | 5.2 a |
| Edmonton Core (Zones 1-4) | 2.4 a | 5.2 a | 2.5 a | 5.6 a | 2.0 a | 5.1 a | 2.2 a | 4.6 a | 2.3 a | 5.4 a |
| Jasper Place (Zone 5) | 3.5 d | 11.7 d | 2.6 b | 6.5 b | 3.0 a | 10.1 c | 4.3 c | 4.9 c | 3.0 a | 7.9 b |
| West Jasper Place (Zone 6) | 0.0 b | 5.8 c | 2.0 a | 3.6 a | 2.2 a | 5.9 a | 3.3 c | 6.1 c | 2.3 a | 5.3 a |
| West (Zones 5-6) | 1.8 a | 8.8 b | 2.4 a | 5.4 a | 2.5 a | 7.5 a | 3.6 c | 5.7 b | 2.6 a | 6.5 a |
| South West (Zone 7) | 1.6 a | 2.4 a | 2.4 a | 4.9 a | 1.6 a | 6.1 a | 1.9 a | 4.7 a | 1.9 a | 5.4 a |
| East Central (Zone 8) | 5.8 d | 0.8 a | 0.9 a | 2.3 a | 2.9 a | 5.5 a | 2.3 c | 1.7 a | 2.2 a | 3.5 a |
| Millwoods (Zone 9) | 0.0 c | 0.0 c | 0.3 a | 4.9 a | 2.5 a | 7.4 a | 1.7 c | 4.9 c | 1.9 a | 6.4 a |
| South (Zones 7-9) | 2.9 a | 1.7 a | 1.8 a | 4.3 a | 2.1 a | 6.4 a | 1.9 a | 4.2 a | 2.0 a | 5.3 a |
| North Central (Zone 10) | ** | 5.1 d | 3.2 d | 6.9 c | 4.6 c | 6.2 c | 3.5 b | 5.8 c | 3.6 c | 6.4 b |
| North East (Zone 11) | 2.3 c | 4.2 d | 2.6 b | 8.5 a | 4.2 a | 9.9 a | 3.2 c | 6.7 c | 3.6 a | 8.8 a |
| Castledowns (Zone 12) | ** | 2.2 a | 1.9 a | 5.0 a | 2.4 a | 5.0 a | 3.3 c | 4.7 a | 2.5 a | 4.9 a |
| North (Zones 10-12) | 1.9 a | 4.7 a | 2.8 a | 7.1 a | 3.9 a | 7.6 a | 3.3 c | 5.9 a | 3.3 a | 7.0 a |
| Edmonton City (Zones 1-12) | 2.3 a | 5.1 a | 2.4 a | 5.6 a | 2.5 a | 6.4 a | 2.8 a | 5.2 a | 2.5 a | 5.9 a |
| St. Albert (Zone 13) | - | - | 1.3 a | 0.5 a | 6.5 a | 8.7 b | 0.6 a | 3.5 d | 4.2 b | 6.5 a |
| Other Outlying Areas (Zone 14) | 0.0 c | 5.2 d | 3.7 c | 10.5 c | 1.6 a | 4.1 c | ** | 8.4 c | 2.9 a | 6.8 b |
| Fort Saskatchewan (Zone 15) | ** | ** | 1.9 a | 3.0 a | 6.3 a | 7.5 a | 1.5 a | 9.8 a | 4.4 a | 6.9 a |
| Leduc (Zone 16) | 0.0 c | 0.0 c | 4.7 b | 3.7 c | 3.8 a | 8.4 a | 3.7 a | ** | 4.0 a | 12.6 c |
| Spruce Grove (Zone 17) | ** | ** | 0.5 a | 3.6 c | 1.2 a | ** | 0.0 a | 0.0 a | 0.8 a | 13.4 d |
| Stony Plain (Zone 18) | ** | ** | 1.5 a | 11.6 c | 2.3 a | 11.5 a | 1.4 a | 17.6 c | 1.9 a | 12.8 a |
| Strathcona County (Zone 19) | ** | ** | 1.0 a | 1.6 a | 3.2 a | 4.4 a | ** | 2.0 a | 1.8 a | 3.3 a |
| All Outlying Areas (Zones 14-19) | 4.6 d | 3.0 d | 2.3 a | 5.3 a | 3.5 a | 9.5 a | 1.6 a | 15.0 a | 2.9 a | 9.4 a |
| **Edmonton CMA** | **2.3 a** | **5.0 a** | **2.4 a** | **5.5 a** | **2.7 a** | **6.8 a** | **2.6 a** | **6.1 a** | **2.5 a** | **6.1 a** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Edmonton CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 |
| Downtown (Zone 1) | 4.7 c | 3.2 c | 5.1 b | 3.0 c | 4.9 b | 2.6 a | 1.8 c | 4.1 c | 4.9 b | 3.0 c |
| Hudson Bay Reserve (Zone 2) | 7.7 b | 2.9 c | 7.5 a | 1.6 c | 6.6 a | 2.4 b | 4.4 c | 4.6 b | 7.2 a | 2.2 b |
| University (Zone 3) | 7.6 b | 2.2 c | 5.4 b | 3.0 c | 4.1 c | 2.4 c | 5.0 d | ++ | 5.6 a | 2.1 b |
| West Central (Zone 4) | 6.4 c | 7.2 c | 7.6 a | 3.3 b | 6.7 b | 3.5 b | 6.7 b | 5.8 | 7.2 a | 3.8 b |
| Edmonton Core (Zones 1-4) | 6.1 b | 3.2 c | 5.9 a | 2.8 c | 5.3 b | 2.7 c | 3.9 c | 3.5 c | 5.8 a | 2.8 c |
| Jasper Place (Zone 5) | 6.9 c | ** | 6.5 a | 3.2 b | 7.0 a | 2.8 b | 6.7 a | 2.3 c | 6.5 a | 2.7 b |
| West Jasper Place (Zone 6) | 6.9 a | 3.3 a | 6.8 a | 0.6 c | 5.8 a | 1.1 a | 5.2 a | 1.7 b | 6.1 a | 1.2 a |
| West (Zones 5-6) | 6.9 b | 4.9 c | 6.6 a | 2.0 c | 6.4 a | 1.9 c | 5.9 a | 1.9 c | 6.3 a | 1.9 c |
| South West (Zone 7) | 5.9 a | 3.3 a | 6.3 a | 2.3 a | 6.8 a | 1.7 a | 5.0 b | 2.2 a | 6.1 a | 2.0 a |
| East Central (Zone 8) | 7.4 b | 4.6 b | 7.1 a | 3.7 b | 7.7 a | 3.8 c | ** | ** | 7.5 b | 3.8 c |
| Millwoods (Zone 9) | 2.1 c | ++ | 7.5 a | 2.4 c | 5.8 b | 1.4 a | 4.8 b | ++ | 5.7 a | 1.4 a |
| South (Zones 7-9) | 6.0 b | 3.5 b | 6.6 a | 2.6 c | 6.8 a | 2.0 c | 5.4 b | 2.2 a | 6.3 a | 2.2 b |
| North Central (Zone 10) | 7.7 c | 4.8 d | 6.2 c | 3.9 c | 7.4 b | 2.5 c | 8.2 a | 2.8 c | 7.2 b | 3.4 c |
| North East (Zone 11) | 10.0 c | ++ | 7.5 a | 1.8 b | 8.1 a | 1.2 a | 7.7 a | 0.7 a | 7.9 a | 1.6 b |
| Castledowns (Zone 12) | ** | 10.5 d | 9.2 a | 3.7 b | 9.5 a | 3.4 b | 9.6 a | 3.1 b | 10.4 a | 4.1 a |
| North (Zones 10-12) | 7.3 c | 5.3 c | 7.4 a | 3.1 b | 8.2 a | 2.2 b | 8.4 a | 2.0 b | 8.2 a | 2.9 b |
| Edmonton City (Zones 1-12) | 6.3 b | 3.7 b | 6.4 a | 2.7 c | 6.4 a | 2.3 c | 6.0 a | 2.4 c | 6.5 a | 2.5 b |
| St. Albert (Zone 13) | - | - | 4.0 c | 2.3 a | 5.2 d | 2.3 a | 5.3 a | ** | 4.8 d | 2.1 a |
| Other Outlying Areas (Zone 14) | ** | ++ | 5.0 d | ++ | 4.0 d | ++ | ** | 4.4 c | 3.9 d | ** |
| Fort Saskatchewan (Zone 15) | ** | ++ | 3.0 c | 7.4 c | 5.5 a | 2.9 c | 11.0 c | -6.6 c | 5.8 a | 1.1 d |
| Leduc (Zone 16) | ** | ** | 10.6 d | 2.5 b | 5.7 a | -1.7 c | 4.6 d | ** | 6.0 a | ** |
| Spruce Grove (Zone 17) | ** | ** | 10.3 a | ++ | 7.3 b | ++ | 8.3 a | -4.6 c | 8.4 b | ++ |
| Stony Plain (Zone 18) | ** | ** | 6.9 c | 3.0 b | 5.7 c | ** | 3.6 b | 3.8 b | 4.3 d | 2.8 d |
| Strathcona County (Zone 19) | ** | ** | 6.6 a | 3.3 b | 4.3 a | 1.5 b | 1.1 a | 1.3 a | 4.1 a | 2.1 a |
| All Outlying Areas (Zones 14-19) | 6.6 c | ++ | 7.7 a | 2.7 c | 5.6 a | 0.9 c | 5.7 a | ++ | 5.8 a | 0.7 b |
| **Edmonton CMA** | **6.4 a** | **3.7 b** | **6.5 a** | **2.7 c** | **6.3 a** | **2.2 c** | **6.0 a** | **2.2 c** | **6.4 a** | **2.4 c** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Edmonton CMA - October 2015

| Condo Sub Area | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Central | 2.3 b | 4.2 c ↑ | 2.0 a | 4.3 a ↑ |
| Suburban | 2.6 c | ** | 1.4 a | 3.5 a ↑ |
| Other Metro | 1.3 d | 2.2 c | 1.7 a | 6.4 b ↑ |
| **Edmonton CMA** | **2.3 b** | **5.3 d ↑** | **1.7 a** | **4.2 a ↑** |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Edmonton CMA - October 2015

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---|---|---|---|---|---|---|---|---|
| | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] |
| Central | ** | 866 a | 1,111 c | 1,011 a △ | ** | 1,222 a | ** | 1,349 a |
| Suburban | ** | 901 a | ** | 1,074 a | 1,329 c | 1,281 a △ | ** | 1,424 a |
| Other Metro | ** | 812 a | ** | 1,023 a | ** | 1,285 a | ** | 1,325 a |
| **Edmonton CMA** | ** | **871 a** | **1,174 c** | **1,029 a △** | **1,461 c** | **1,259 a △** | ** | **1,388 a** |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
△ indicates that the change is statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.1.3 Rental Condominium Apartments - Average Rents ($)
## by Bedroom Type
## Edmonton CMA - October 2015

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Central | ** | ** | 1,092 c | 1,111 c | 1,159 c | ** | ** | ** | 1,142 b | 1,379 d |
| Suburban | ** | ** | 1,055 d | ** | 1,220 c | 1,329 c | ** | ** | 1,190 c | 1,294 b |
| Other Metro | ** | ** | ** | ** | ** | ** | ** | ** | ** | 1,460 d |
| **Edmonton CMA** | ** | ** | **1,081 c** | **1,174 c** | **1,179 b** | **1,461 c ↑** | ** | ** | **1,158 b** | **1,348 b** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
## Total Vacancy Rates (%)
## By Building Size
## Edmonton CMA - October 2015

| Size | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | |
| 3 to 24 Units | 3.9 c | 5.5 c | 2.1 a | 4.8 a ↑ |
| 25 to 49 Units | 2.5 c | ** | 1.9 a | 4.3 a ↑ |
| 50 to 74 Units | ** | 3.7 d | 1.2 a | 3.3 a ↑ |
| 75 to 99 Units | 0.2 b | 2.0 c ↑ | 1.8 a | 3.7 b ↑ |
| 100+ Units | 1.3 d | ** | 1.2 a | 3.8 a ↑ |
| Total | 2.3 b | 5.3 d ↑ | 1.7 a | 4.2 a ↑ |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

**Please click** Methodology **or** Data Reliability Tables Appendix **link for more details**

## 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
## Condominium Apartments
## Edmonton CMA - October 2015

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Central | 20,690 | 20,642 | 7,931 a | 7,565 a | 38.3 a | 36.6 a | 2.3 b | 4.2 c ↑ |
| Suburban | 19,114 | 20,558 | 5,775 a | 6,116 d | 30.2 a | 29.8 d | 2.6 c | ** |
| Other Metro | 4,548 | 4,775 | ** | ** | ** | ** | 1.3 d | 2.2 c |
| **Edmonton CMA** | **44,352** | **45,975** | **14,874 a** | **15,049 a** | **33.5 a** | **32.7 a ↓** | **2.3 b** | **5.3 d ↑** |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
## Condominium Apartments By Project Size
## Edmonton CMA - October 2015

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | |
| 3 to 24 Units | 3,336 | 3,522 | 1,642 a | 1,576 a | 49.2 a | 44.7 a | 3.9 c | 5.5 c ↑ |
| 25 to 49 Units | 5,587 | 5,468 | ** | ** | ** | ** | 2.5 c | ** |
| 50 to 74 Units | 6,215 | 6,466 | ** | 1,690 d | ** | 26.1 d | ** | 3.7 d |
| 75 to 99 Units | 5,487 | 5,669 | ** | ** | ** | ** | 0.2 b | 2.0 c ↑ |
| 100+ Units | 23,727 | 24,850 | 7,415 a | ** | 31.3 a | ** | 1.3 d | ** |
| Total | 44,352 | 45,975 | 14,874 a | 15,049 a | 33.5 a | 32.7 a | 2.3 b | 5.3 d ↑ |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2015

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| **Edmonton CMA** | | | | | | | | | | |
| Single Detached | ** | ** | ** | ** | 1,089 d | ** | 1,500 b | 1,547 b - | 1,415 b | 1,479 b - |
| Semi detached, Row and Duplex | ** | ** | ** | ** | ** | 1,088 d | 1,337 a | 1,421 d - | 1,323 a | 1,327 d - |
| Other-Primarily Accessory Suites | ** | ** | 948 d | 926 c - | 1,236 d | ** | ** | ** | 1,107 c | 939 c - |
| Total | ** | ** | 948 d | 911 c - | 1,186 c | 1,119 c | 1,418 a | 1,484 b - | 1,326 a | 1,351 b - |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## 5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Edmonton CMA - October 2015

| | Estimated Number of Households in Other Secondary Rented Units[1] | |
|---|---|---|
| | Oct-14 | Oct-15 |
| **Edmonton CMA** | | |
| Single Detached | 25,913 d | 25,993 d ↑ |
| Semi detached, Row and Duplex | 23,396 c | 26,366 d ↑ |
| Other-Primarily Accessory Suites | ** | ** |
| Total | 58,015 | 58,976 |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

# METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

# METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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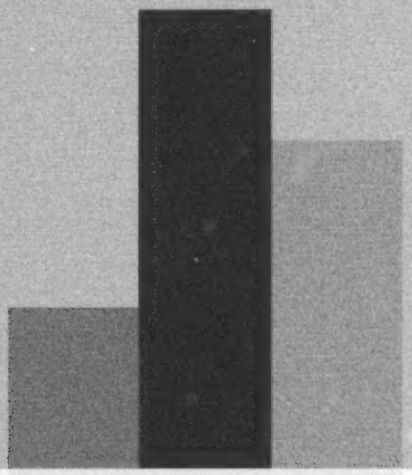

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